

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/98 Royal Parade Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$865,000

Median sale price

Median price \$613,000

Property type Unit

Suburb Reservoir

Period - From 1/10/2023

to

31/12/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 5/13 Dundee St RESERVOIR 3073	\$860,000	4/1/2024
22 1/169 Broadway RESERVOIR 3073	\$850,000	11/1/2024
32024 3 2/7 Dumbarton St RESERVOIR 3073	\$850,000	18/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/3/2024 11:51