Final Preview



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

47 Summerhill Road Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range \$830,000 Single Price & between

Median sale price

(*Delete house or unit as applicable)

Median Price	\$871,000	Prop	erty type	House		Suburb	Reservoir
Period-from	01 Oct 2020	to	30 Sep 2	2021	Source		Corelogic

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

These are the three properties sold within two kilometres of the property for sale in the last 6 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
65 Andrews Avenue Reservoir VIC 3073	\$845,000	30-Jun-21
11 Clingin Street Reservoir VIC 3073	\$880,000	29-Jul-21
62 Blake Street Reservoir VIC 3073	\$815,000	17-Jul-21

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 6 months.

This Statement of Information was prepared on: 11 October 2021

consumer.vic.gov.au





P 03 9480 2288 M 0414 813 160

E theo.a@lovere.com.au

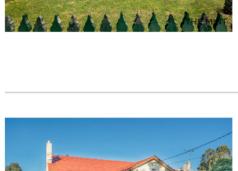


■ 3

65 Andrews Avenue Reservoir VIC Sold Price 3073

\$845,000 Sold Date **30-Jun-21**

Distance



11 Clingin Street Reservoir VIC 3073 Sold Price



■ 3

Distance 0.5km



62 Blake Street Reservoir VIC 3073 Sold Price

** **\$815,000** Sold Date 17-Jul-21

Distance

□ 3 \Leftrightarrow 1

0.5km

0.33km

29-Jul-21

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the

State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2021 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

