

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

3 Kinsale Street 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)

Single Price

or range
between

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

Reservoir

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 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

7 Wattle Grove Reservoir VIC 3073	\$1,210,000	24-Jul-21
38 Pine Street Reservoir VIC 3073	\$1,120,000	11-Oct-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: 15 October 2021

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**7 Wattle Grove Reservoir VIC 3073** Sold Price **\$1,210,000** Sold Date **24-Jul-21** 3  1  2Distance **0.16km****38 Pine Street Reservoir VIC 3073** Sold Price ^{RS} **\$1,120,000** Sold Date **11-Oct-21** 3  1  1Distance **0.45km****RS** = Recent sale**UN** = Undisclosed Sale

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