

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

12/853 High 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,750

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2020

to

31 Oct 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

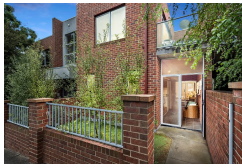
Date of sale

4/1A Wilkinson Street Reservoir VIC 3073	\$445,000	06-Nov-21
2/3 Barry Street Reservoir VIC 3073	\$435,000	18-May-21
5/1 Griffiths Street Reservoir VIC 3073	\$430,000	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: 16 November 2021



4/1A Wilkinson Street Reservoir VIC 3073

 1  1  1

Sold Price

^{RS}

\$445,000

Sold Date

06-Nov-21

Distance

1.17km



2/3 Barry Street Reservoir VIC 3073

 1  1  1

Sold Price

\$435,000

Sold Date

18-May-21

Distance

1.8km



5/1 Griffiths Street Reservoir VIC 3073

 1  1  1

Sold Price

^{RS}

\$430,000

Sold Date

11-Oct-21

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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