

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

2/17 Lake Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Reservoir

Period - From 15/06/2024

to

14/06/2025

Source

Property Data

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	5/177 Edwardes St RESERVOIR 3073	\$561,000	16/05/2025
2	3/32 Willoughby St RESERVOIR 3073	\$525,000	22/02/2025
3			

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:

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John Bisignano
03 9489 1030
0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

15/06/2024 - 14/06/2025: \$575,000



2 1 1

Property Type: Villa Unit

Agent Comments

Comparable Properties



5/177 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$561,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: Unit



3/32 Willoughby St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit

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.



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