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	2/2 ABERDEEN STREET RESERVOIR VIC 3073						
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.au/underquo	ing (*Delete single pric	ce or range a	as applicable)		
Single Price	\$595,000	or ran betwe	• 1	&			
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$625,000	Property type	Unit	Suburb	Reservoir		
Period-from	01 Jun 2024	to 31 May	2025 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	
4/17 DUNDEE STREET RESERVOIR VIC 3073	\$588,000	10-Apr-25	
1/16 JINGHI ROAD RESERVOIR VIC 3073	\$550,000	17-Feb-24	
1/4 MACK STREET RESERVOIR VIC 3073	\$578,200	23-Nov-24	

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: 23 June 2025





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4/17 DUNDEE STREET RESERVOIR Sold Price VIC 3073

\$588,000 Sold Date 10-Apr-25

Distance

0.17km



1/16 JINGHI ROAD RESERVOIR VIC Sold Price

\$550,000 Sold Date 17-Feb-24



3073

Distance

0.48km



1/4 MACK STREET RESERVOIR VIC Sold Price 3073

\$578,200 Sold Date 23-Nov-24

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Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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