

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
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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	\$550,000	&	\$605,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$621,500	Property type	Unit	Suburb	Reservoir
Period-from	01 May 2024	to	30 Apr 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
4/126 ST VIGEONS ROAD RESERVOIR VIC 3073	\$582,500	23-Mar-24
1/25 PICKETT STREET RESERVOIR VIC 3073	\$608,000	16-May-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.

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consumer.vic.gov.au



CoreLogic

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4/17 DUNDEE STREET RESERVOIR
VIC 3073

Sold Price

^{RS} \$588,000 Sold Date 10-Apr-25

2 1 1

Distance 0.17km



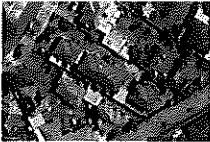
4/126 ST VIGEONS ROAD
RESERVOIR VIC 3073

Sold Price

\$582,500 Sold Date 23-Mar-24

1 1 1

Distance 0.2km



1/25 PICKETT STREET RESERVOIR
VIC 3073

Sold Price

\$608,000 Sold Date 16-May-24

2 1 1

Distance 0.25km

RS = Recent sale

UN = Undisclosed Sale

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