

## 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

3/4 CLINGIN STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### 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

2/79 BLAKE STREET RESERVOIR VIC 3073	\$480,000	28-Nov-24
3/46 ASHTON STREET RESERVOIR VIC 3073	\$525,000	14-Mar-25
1/13 SHAND ROAD RESERVOIR VIC 3073	\$500,000	08-Mar-25

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: 21 May 2025

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**2/79 BLAKE STREET RESERVOIR  
VIC 3073**

Sold Price **\$480,000** Sold Date **28-Nov-24**

2 1 1

Distance **0.44km**

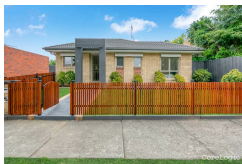


**3/46 ASHTON STREET RESERVOIR  
VIC 3073**

Sold Price **\$525,000** Sold Date **14-Mar-25**

2 1 1

Distance **1.26km**



**1/13 SHAND ROAD RESERVOIR VIC  
3073**

Sold Price **\$500,000** Sold Date **08-Mar-25**

2 1 1

Distance **1.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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