

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

4/2 LAKE 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

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

3/10 BEST STREET RESERVOIR VIC 3073	\$648,000	22-Feb-25
2/17 BEST STREET RESERVOIR VIC 3073	\$583,500	07-Dec-24
1/1-3 MCFADZEAN AVENUE RESERVOIR VIC 3073	\$615,000	16-Apr-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: 05 May 2025

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3/10 BEST STREET RESERVOIR VIC 3073

Sold Price

\$648,000 Sold Date **22-Feb-25**

 2  1  1

Distance **0.57km**



2/17 BEST STREET RESERVOIR VIC 3073

Sold Price

\$583,500 Sold Date **07-Dec-24**

 2  1  1

Distance **0.56km**



**1/1-3 MCFADZEAN AVENUE
RESERVOIR VIC 3073**

Sold Price

^{RS} **\$615,000** Sold Date **16-Apr-25**

 2  1  1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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