

## 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

4/88 PURINUAN ROAD 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

\$480,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2024

to

28 Feb 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/70 CHEDDAR ROAD RESERVOIR VIC 3073      | \$501,000 | 14-Nov-24 |
| 3/91 DAREBIN BOULEVARD RESERVOIR VIC 3073 | \$495,000 | 17-Dec-24 |
| 2/33 BARRY STREET RESERVOIR VIC 3073      | \$473,500 | 28-Feb-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: 14 March 2025

Joshua Abdallah  
M 0427829562  
E joshua@therealestestate.com.au



**1/70 CHEDDAR ROAD RESERVOIR  
VIC 3073**

2 1 1

Sold Price

**\$501,000**

Sold Date **14-Nov-24**

Distance **0.68km**



**3/91 DAREBIN BOULEVARD  
RESERVOIR VIC 3073**

2 1 1

Sold Price

**\$495,000**

Sold Date **17-Dec-24**

Distance **0.78km**



**2/33 BARRY STREET RESERVOIR  
VIC 3073**

2 1 1

Sold Price

<sup>RS</sup> **\$473,500**

Sold Date **28-Feb-25**

Distance **1.62km**

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

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