

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

6 NICHOLSON AVENUE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Sep 2023

to

31 Aug 2024

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

224 ALBERT STREET RESERVOIR VIC 3073	\$717,500	12-Aug-24
220 ALBERT STREET RESERVOIR VIC 3073	\$782,800	27-Apr-24
64 RATHCOWN ROAD RESERVOIR VIC 3073	\$790,000	09-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.~~

This Statement of Information was prepared on: 28 September 2024



224 ALBERT STREET RESERVOIR VIC 3073

Sold Price

^{RS}

\$717,500

Sold Date

12-Aug-24



3



1



1

Distance

0.67km



220 ALBERT STREET RESERVOIR VIC 3073

Sold Price

\$782,800

Sold Date

27-Apr-24



2



1



-

Distance

0.73km



64 RATHCOWN ROAD RESERVOIR VIC 3073

Sold Price

\$790,000

Sold Date

09-May-24



3



1



1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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