

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 bedroom 2 bathrooms, 1 car Stean 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2022

to

31 Mar 2023

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

4/1 MENDIP ROAD RESERVOIR VIC 3073	\$758,000	27-Apr-22
2/1 MENDIP ROAD RESERVOIR VIC 3073	\$748,000	06-Aug-22
2/104 MCMAHON ROAD RESERVOIR VIC 3073	\$741,000	14-May-22

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: 17 April 2023



4/1 MENDIP ROAD RESERVOIR VIC 3073

Sold Price

\$758,000

Sold Date

27-Apr-22
 2

 2

 1

Distance

0.64km


2/1 MENDIP ROAD RESERVOIR VIC 3073

Sold Price

\$748,000

Sold Date

06-Aug-22
 2

 2

 1

Distance

0.64km


2/104 MCMAHON ROAD RESERVOIR VIC 3073

Sold Price

\$741,000

Sold Date

14-May-22
 2

 2

 1

Distance

1.99km
RS = Recent sale

UN = Undisclosed Sale

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