

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

1/61 EDUARDES 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

or range
between

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2023

to

30 Jun 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

1/16 BEST STREET RESERVOIR VIC 3073	\$755,000	12-Oct-23
7/949-951 HIGH STREET RESERVOIR VIC 3073	\$595,000	12-Apr-24
7/957-961 HIGH STREET RESERVOIR VIC 3073	\$600,000	27-Apr-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: 05 July 2024



1/16 BEST STREET RESERVOIR VIC 3073

 2  2  1

Sold Price

\$755,000

Sold Date

12-Oct-23

Distance

0.59km



7/949-951 HIGH STREET RESERVOIR VIC 3073

 2  2  1

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date

12-Apr-24

Distance

0.79km



7/957-961 HIGH STREET RESERVOIR VIC 3073

 2  2  1

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

27-Apr-24

Distance

0.88km



8/853 HIGH STREET RESERVOIR VIC 3073

 2  2  1

Sold Price

\$595,000

Sold Date

28-Mar-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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