

## 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

7/949-951 HIGH STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 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

1/5 CUTHBERT ROAD RESERVOIR VIC 3073	\$595,000	12-Oct-23
4/37 PURINUAN ROAD RESERVOIR VIC 3073	\$580,500	26-Aug-23
2/2 NEWTON STREET THOMASTOWN VIC 3074	\$600,000	19-Jun-23

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 April 2024



**1/5 CUTHBERT ROAD RESERVOIR VIC 3073**

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date

**12-Oct-23**

 2  2  1

Distance

**1.28km**



**4/37 PURINUAN ROAD RESERVOIR VIC 3073**

Sold Price

**\$580,500**

Sold Date

**26-Aug-23**

 2  2  1

Distance

**1.99km**



**2/2 NEWTON STREET THOMASTOWN VIC 3074**

Sold Price

**\$600,000**

Sold Date

**19-Jun-23**

 2  2  1

Distance

**2.87km**



**3/119 MCBRYDE STREET FAWKNER VIC 3060**

Sold Price

**\$620,000**

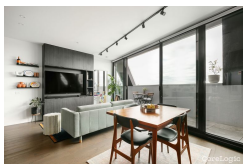
Sold Date

**21-Dec-23**

 2  2  1

Distance

**2.89km**



**501/425 PLENTY ROAD PRESTON VIC 3072**

Sold Price

**\$595,000**

Sold Date

**28-Sep-23**

 2  2  1

Distance

**3.13km**



**2/55 SESTON STREET RESERVOIR VIC 3073**

Sold Price

**\$630,000**

Sold Date

**11-May-23**

 2  2  1

Distance

**3.04km**

RS = Recent sale

UN = Undisclosed Sale

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