

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

6/957-961 HIGH 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

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

3/158 RATHCOWN ROAD RESERVOIR VIC 3073	\$620,000	14-Jun-24
2/2 NEWTON STREET THOMASTOWN VIC 3074	\$600,000	19-Jun-23
3/119 MCBRYDE STREET FAWKNER VIC 3060	\$620,000	21-Dec-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: 11 July 2024



**3/158 RATHCOWN ROAD
 RESERVOIR VIC 3073**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date **14-Jun-24**

Distance **0.7km**



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

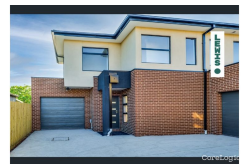
 2  2  1

Sold Price

\$600,000

Sold Date **19-Jun-23**

Distance **2.77km**



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

 2  2  1

Sold Price

\$620,000

Sold Date **21-Dec-23**

Distance **2.9km**

RS = Recent sale UN = Undisclosed Sale

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