

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

716A GILBERT ROAD 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Commercial

Suburb

Reservoir

Period-from

01 May 2021

to

30 Apr 2022

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

273 SPRING STREET RESERVOIR VIC 3073	\$900,000	18-Feb-22
337 SPRING STREET RESERVOIR VIC 3073	\$900,000	10-Mar-22
741 HIGH STREET PRESTON VIC 3072	\$1,130,000	25-Nov-21

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 May 2022



**273 SPRING STREET RESERVOIR
VIC 3073**

Sold Price **\$900,000** Sold Date **18-Feb-22**

- - -

Distance -



**337 SPRING STREET RESERVOIR
VIC 3073**

Sold Price Sold Date **10-Mar-22**

- - 1

Distance -



**741 HIGH STREET PRESTON VIC
3072**

Sold Price **\$1,130,000** Sold Date **25-Nov-21**

- - -

Distance -

RS = Recent sale UN = Undisclosed Sale

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