

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

4/83-85 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

\$740,000

&

\$790,000

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

5/84-86 PINE STREET RESERVOIR VIC 3073	\$750,500	13-Feb-24
3/24 LEAMINGTON STREET RESERVOIR VIC 3073	\$776,000	13-Jul-24
1/29 STOREY ROAD RESERVOIR VIC 3073	\$806,000	12-Feb-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: 25 July 2024



**5/84-86 PINE STREET RESERVOIR
 VIC 3073**

3 1 1

Sold Price

\$750,500

Sold Date

13-Feb-24

Distance

0.24km



**3/24 LEAMINGTON STREET
 RESERVOIR VIC 3073**

3 2 1

Sold Price

^{RS} **\$776,000**

Sold Date

13-Jul-24

Distance

0.56km



**1/29 STOREY ROAD RESERVOIR
 VIC 3073**

3 2 1

Sold Price

\$806,000

Sold Date

12-Feb-24

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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