Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/17 Lake Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$500,000	&	\$550,000
riange between	Ψ300,000	α	ψ550,000

Median sale price

Median price	\$575,000	Pro	pperty Type Uni	t		Suburb	Reservoir
Period - From	15/06/2024	to	14/06/2025	So	urce	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	areas or comparable property	1 1100	Date of Sale
1	5/177 Edwardes St RESERVOIR 3073	\$561,000	16/05/2025
2	3/32 Willoughby St RESERVOIR 3073	\$525,000	22/02/2025
3			

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 six months.

This Statement of Information was prepared on:	15/06/2025 12:31



Date of sale



John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> **Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** 15/06/2024 - 14/06/2025: \$575,000



Property Type: Villa Unit **Agent Comments**

Comparable Properties



5/177 Edwardes St RESERVOIR 3073 (REI)

Price: \$561,000

Method: Sold Before Auction

Date: 16/05/2025 Property Type: Unit **Agent Comments**



3/32 Willoughby St RESERVOIR 3073 (REI/VG)

2

Price: \$525,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit



Agent Comments

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 six months.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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