

## 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

3/8 WHITE 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2023

to

29 Feb 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

1/16 JINGHI ROAD RESERVOIR VIC 3073	\$550,000	17-Feb-24
3/12 HOBBS CRESCENT RESERVOIR VIC 3073	\$580,000	30-Oct-23
1/27 LANE CRESCENT RESERVOIR VIC 3073	\$560,000	28-Oct-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: 21 March 2024



**1/16 JINGHI ROAD RESERVOIR VIC 3073**

2 1 -

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **17-Feb-24**

Distance **0.46km**



**3/12 HOBBS CRESCENT RESERVOIR VIC 3073**

2 1 2

Sold Price

**\$580,000**

Sold Date **30-Oct-23**

Distance **0.65km**



**1/27 LANE CRESCENT RESERVOIR VIC 3073**

2 1 -

Sold Price

**\$560,000**

Sold Date **28-Oct-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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