

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

4/12 ABERDEEN 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2022

to

31 May 2023

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

1/12 ABERDEEN STREET RESERVOIR VIC 3073	\$687,500	17-Jan-23
1/43 DUNDEE STREET RESERVOIR VIC 3073	\$675,000	22-Apr-23
3/126 PURINUAN ROAD RESERVOIR VIC 3073	\$592,500	17-Jun-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: 26 June 2023



1/12 ABERDEEN STREET RESERVOIR VIC 3073

2 2 2

Sold Price **\$687,500** Sold Date **17-Jan-23**

Distance **0.03km**



1/43 DUNDEE STREET RESERVOIR VIC 3073

2 1 1

Sold Price **\$675,000** Sold Date **22-Apr-23**

Distance **0.23km**



3/126 PURINUAN ROAD RESERVOIR VIC 3073

2 1 1

Sold Price ^{RS} **\$592,500** Sold Date **17-Jun-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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