

## 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

1/49 SHAND ROAD 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

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2021

to

30 Jun 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

2/26-28 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$725,000	18-Dec-21
3/154 BROADWAY RESERVOIR VIC 3073	\$702,000	28-Jan-22
1/19 SHAND ROAD RESERVOIR VIC 3073	\$740,000	11-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: 19 July 2022



**2/26-28 BOLDREWOOD PARADE  
 RESERVOIR VIC 3073**

3 2 2

Sold Price **\$725,000** Sold Date **18-Dec-21**

Distance -



**3/154 BROADWAY RESERVOIR VIC  
 3073**

3 2 2

Sold Price

<sup>RS</sup> **\$702,000** Sold Date **28-Jan-22**

Distance -



**1/19 SHAND ROAD RESERVOIR VIC  
 3073**

3 3 1

Sold Price

**\$740,000** Sold Date **11-Nov-21**

Distance -



**2/52 BOLDREWOOD PARADE  
 RESERVOIR VIC 3073**

4 2 2

Sold Price

**\$735,000** Sold Date **30-Oct-21**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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