

## 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

2 bedroom 2 bathrooms, 1 car Stean 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2022

to

31 Mar 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

4/1 MENDIP ROAD RESERVOIR VIC 3073	\$758,000	27-Apr-22
2/1 MENDIP ROAD RESERVOIR VIC 3073	\$748,000	06-Aug-22
2/104 MCMAHON ROAD RESERVOIR VIC 3073	\$741,000	14-May-22

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: 17 April 2023



**4/1 MENDIP ROAD RESERVOIR VIC 3073** Sold Price **\$758,000** Sold Date **27-Apr-22**

 2  2  1

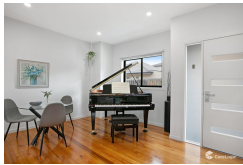
Distance **0.64km**



**2/1 MENDIP ROAD RESERVOIR VIC 3073** Sold Price **\$748,000** Sold Date **06-Aug-22**

 2  2  1

Distance **0.64km**



**2/104 MCMAHON ROAD RESERVOIR VIC 3073** Sold Price **\$741,000** Sold Date **14-May-22**

 2  2  1

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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