

## 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

3/2 BORRIE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2023

to

31 Oct 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

4/75 ST VIGEONS ROAD RESERVOIR VIC 3073	\$677,888	27-Jul-24
3/70 ST VIGEONS ROAD RESERVOIR VIC 3073	\$653,000	18-Feb-24
3/12 EVANS CRESCENT RESERVOIR VIC 3073	\$670,000	25-Sep-24

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: 15 November 2024

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## 4/75 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **\$677,888** Sold Date **27-Jul-24**

Distance **0.31km**



## 3/70 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **\$653,000** Sold Date **18-Feb-24**

Distance **0.54km**



## 3/12 EVANS CRESCENT RESERVOIR VIC 3073

2 1 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **25-Sep-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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