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	1/70 ST VIGEONS ROAD 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	$648,000	&	$688,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Dec 2022	to	30 Nov 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
2/47 PICKETT STREET RESERVOIR VIC 3073	$655,000	29-Oct-23
3/3 MACK STREET RESERVOIR VIC 3073	$706,000	31-Jul-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: 08 December 2023

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2/47 PICKETT STREET RESERVOIR VIC 3073

3 2 1

Sold Price RS **$655,000** UN

Sold Date **29-Oct-23**

Distance **1.12km**



3/3 MACK STREET RESERVOIR VIC 3073

3 2 1

Sold Price **$706,000**

Sold Date **31-Jul-23**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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