

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

1/3 CUTHBERT 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Other

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

4/20 DUFFY STREET RESERVOIR VIC 3073	\$757,500	04-Mar-23
6/6 RAMLEH ROAD RESERVOIR VIC 3073	\$790,730	14-Apr-22
2/9 ELSEY ROAD RESERVOIR VIC 3073	\$760,000	13-Apr-23

OR

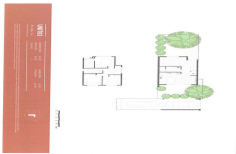
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 April 2023

**4/20 DUFFY STREET RESERVOIR
VIC 3073**

3 2 2

Sold Price

^{RS} **\$757,500**Sold Date **04-Mar-23**Distance **1.32km****6/6 RAMLEH ROAD RESERVOIR
VIC 3073**

3 2 2

Sold Price

\$790,730Sold Date **14-Apr-22**Distance **1.49km****2/9 ELSEY ROAD RESERVOIR VIC
3073**

3 2 2

Sold Price

^{RS} **\$760,000**Sold Date **13-Apr-23**Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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