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	3/72 YARRA AVENUE 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	$610,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	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
4/20-22 RATHCOWN ROAD RESERVOIR VIC 3073	$627,000	31-Aug-24
2/28 SHARPE STREET RESERVOIR VIC 3073	$630,000	12-Oct-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: 04 November 2024

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4/20-22 RATHCOWN ROAD RESERVOIR VIC 3073

2 1 1

Sold Price 627000 Sold Date 31-Aug-24

Distance 1.65km



2/28 SHARPE STREET RESERVOIR VIC 3073

2 1 1

Sold Price RS 630000 Sold Date 12-Oct-24

Distance 1.32km

RS = Recent sale UN = Undisclosed Sale

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