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	8 SHARPE STREET 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	House	Suburb	Reservoir
Period-from	01 Apr 2021	to	31 Mar 2022	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
7 NOCTON STREET RESERVOIR VIC 3073	$1,120,000	05-Mar-22
7 IDA COURT RESERVOIR VIC 3073	$1,005,000	08-Mar-22
10 ZINNIA STREET RESERVOIR VIC 3073	$1,050,000	30-Mar-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: 27 April 2022

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7 NOCTON STREET RESERVOIR VIC 3073

3 1 2

Sold Price **$1,120,000** Sold Date **05-Mar-22**

Distance **1.41km**



7 IDA COURT RESERVOIR VIC 3073

3 1 3

Sold Price RS **$1,005,000** Sold Date **08-Mar-22**

Distance **2.02km**



10 ZINNIA STREET RESERVOIR VIC 3073

3 2 4

Sold Price RS **$1,050,000** UN Sold Date **30-Mar-22**

Distance **2.12km**

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

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