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	4/30 Robb 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	$375,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Sep 2020	to	31 Aug 2021	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
4/166 Leamington Street Reservoir VIC 3073	$400,500	06-May-21
7/696 Plenty Road Reservoir VIC 3073	$385,000	04-Jul-21
8/99 Barton Street Reservoir VIC 3073	$395,000	01-Apr-21

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: 30 September 2021

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4/166 Leamington Street Reservoir VIC 3073

2 1 1

Sold Price **$400,500** Sold Date **06-May-21**

Distance **3.11km**



7/696 Plenty Road Reservoir VIC 3073

2 1 1

Sold Price **$385,000** Sold Date **04-Jul-21**

Distance **0.28km**



8/99 Barton Street Reservoir VIC 3073

2 1 1

Sold Price **$395,000** Sold Date **01-Apr-21**

Distance **2.61km**

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

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