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	1/30 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Oct 2020	to	30 Sep 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
6/34 McComas Street Reservoir VIC 3073	$360,000	15-Jul-21
2/827-829 Plenty Road Reservoir VIC 3073	$340,000	23-Sep-21
3/8 Landy Street Reservoir VIC 3073	$359,000	13-Aug-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: 15 October 2021

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6/34 McComas Street Reservoir VIC 3073

1 1 1

Sold Price **$360,000** Sold Date **15-Jul-21**

Distance **0.36km**



2/827-829 Plenty Road Reservoir VIC 3073

1 1 1

Sold Price RS **$340,000** Sold Date **23-Sep-21**

Distance **0.9km**



3/8 Landy Street Reservoir VIC 3073

1 1 1

Sold Price **$359,000** Sold Date **13-Aug-21**

Distance **3.1km**

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

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