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	2/30 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	$405,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Feb 2021	to	31 Jan 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
4/15-17 Chaleyer Street Reservoir VIC 3073	$395,000	20-Nov-21
2/19 Nicholson Avenue Reservoir VIC 3073	$400,000	31-Jan-22
619/443 Upper Heidelberg Road Ivanhoe VIC 3079	$400,000	19-Jan-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: 21 February 2022

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4/15-17 Chaleyer Street Reservoir VIC 3073

1 1 1

Sold Price **$395,000** Sold Date **20-Nov-21**

Distance **0.7km**



2/19 Nicholson Avenue Reservoir VIC 3073

1 1 1

Sold Price RS **$400,000** Sold Date **31-Jan-22**

Distance **1.06km**



619/443 Upper Heidelberg Road Ivanhoe VIC 3079

1 1 1

Sold Price RS **$400,000** UN Sold Date **19-Jan-22**

Distance **4.36km**

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

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