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	1/7 Drysdale 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	$480,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,750	Property type	Unit	Suburb	Reservoir
Period-from	01 Dec 2020	to	30 Nov 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
4/24 Crevelli Street Reservoir VIC 3073	$515,000	10-Oct-21
10/15-17 Chaleyer Street Reservoir VIC 3073	$535,000	07-Jul-21
3/8 Faye Street Reservoir VIC 3073	$520,000	18-Jul-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.~~

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4/24 Crevelli Street Reservoir VIC 3073
2 1 1
Sold Price **$515,000** Sold Date **10-Oct-21**
Distance **0.36km**



10/15-17 Chaleyer Street Reservoir VIC 3073
2 1 1
Sold Price **$535,000** Sold Date **07-Jul-21**
Distance **0.21km**



3/8 Faye Street Reservoir VIC 3073
2 1 1
Sold Price **$520,000** Sold Date **18-Jul-21**
Distance **0.34km**



3/4 Faye Street Reservoir VIC 3073
2 1 1
Sold Price **$590,000** Sold Date **16-Aug-21**
Distance **0.31km**



1/34 Drysdale Street Reservoir VIC 3073
- 1 1
Sold Price **$570,000** Sold Date **06-Nov-20**
Distance **0.35km**



4/5 Crabtree Court Reservoir VIC 3073
2 1 1
Sold Price RS **$600,000** Sold Date **25-Nov-21**
Distance **0.48km**

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

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