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	23 POWELL 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$955,500	Property type	House	Suburb	Reservoir
Period-from	01 Jul 2021	to	30 Jun 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
132 HICKFORD STREET RESERVOIR VIC 3073	$700,000	28-May-22
11 SUMMERHILL ROAD RESERVOIR VIC 3073	$762,000	20-Jun-22
5 GOULBURN AVENUE RESERVOIR VIC 3073	$778,000	18-Jun-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: 12 July 2022

Rodny Garrido
M 0438718587
E rgarrido@hockingstuart.com



132 HICKFORD STREET RESERVOIR VIC 3073

3 1 1

Sold Price RS $700,000 Sold Date 28-May-22

Distance -



11 SUMMERHILL ROAD RESERVOIR VIC 3073

2 1 2

Sold Price RS $762,000 Sold Date 20-Jun-22

Distance -



5 GOULBURN AVENUE RESERVOIR VIC 3073

3 1 2

Sold Price RS $778,000 Sold Date 18-Jun-22

Distance 1.74km

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

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