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	6/32-34 KELSBY 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,750	Property type	Unit	Suburb	Reservoir
Period-from	01 Oct 2021	to	30 Sep 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
1/173 EDWARDES STREET RESERVOIR VIC 3073	$578,000	30-Jul-22
4/22 ASHLEY STREET RESERVOIR VIC 3073	$545,000	01-Oct-22
4/704 GILBERT ROAD RESERVOIR VIC 3073	$545,000	22-Jul-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: 19 October 2022

Rodny Garrido
M 0438718587
E rgarrido@hockingstuart.com



1/173 EDWARDES STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$578,000** Sold Date **30-Jul-22**

Distance **0.33km**



4/22 ASHLEY STREET RESERVOIR VIC 3073

2 1 1

Sold Price RS **$545,000** Sold Date **01-Oct-22**

Distance **0.63km**



4/704 GILBERT ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$545,000** Sold Date **22-Jul-22**

Distance **0.89km**

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

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