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	3/7 ELSEY ROAD 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jan 2022	to	31 Dec 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.

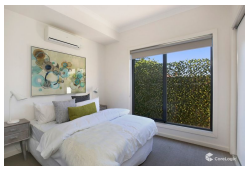
Address of comparable property	Price	Date of sale
4/10 JINGHI ROAD RESERVOIR VIC 3073	$525,000	25-Oct-22
3/34 MACARTNEY STREET RESERVOIR VIC 3073	$565,000	31-Oct-22
2/69 ARUNDEL AVENUE RESERVOIR VIC 3073	$542,500	22-Dec-22

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: 20 January 2023

Rodny Garrido
M 0438718587
E rgarrido@hockingstuart.com



4/10 JINGHI ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$525,000** Sold Date **25-Oct-22**

Distance **0.02km**



3/34 MACARTNEY STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$565,000** Sold Date **31-Oct-22**

Distance **0.45km**



2/69 ARUNDEL AVENUE RESERVOIR VIC 3073

2 1 2

Sold Price RS **$542,500** Sold Date **22-Dec-22**

Distance **1.02km**

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

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