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<br>Including suburb and postcode | 5-7 KEELY 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 | $850,000 | & | $935,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $936,000 | Property type | House | Suburb | Reservoir |
| Period-from | 01 Mar 2022 | to | 28 Feb 2023 | 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 |
|---|---|---|
| 65 BOTHA AVENUE RESERVOIR VIC 3073 | 864000 | 22-Dec-22 |
| 124 EDWARDES STREET RESERVOIR VIC 3073 | 925000 | 01-Oct-22 |
| 32 MACARTNEY STREET RESERVOIR VIC 3073 | 871000 | 25-Feb-23 |

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: 17 March 2023

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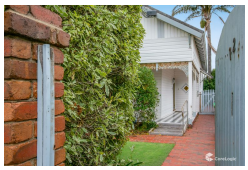


**65 BOTHA AVENUE RESERVOIR VIC 3073**

3 1 4

Sold Price RS 864000 Sold Date 22-Dec-22

Distance 0.33km



**124 EDWARDES STREET RESERVOIR VIC 3073**

4 2 2

Sold Price RS 925000 Sold Date 01-Oct-22

Distance 1.88km



**32 MACARTNEY STREET RESERVOIR VIC 3073**

4 2 4

Sold Price RS 871000 Sold Date 25-Feb-23

Distance 1.38km

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

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