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	1/199 PURINUAN 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	$780,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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
2/199 PURINUAN ROAD RESERVOIR VIC 3073	$740,000	24-Mar-26
2/44 STOREY ROAD RESERVOIR VIC 3073	$860,000	21-Feb-26
2/62 CHEDDAR ROAD RESERVOIR VIC 3073	$800,000	07-Feb-26

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: 15 June 2026

Harcourts Rata & Co.

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2/199 PURINUAN ROAD RESERVOIR VIC 3073

3 2 2

Sold Price RS $740,000 Sold Date 24-Mar-26

Distance 0km



2/44 STOREY ROAD RESERVOIR VIC 3073

3 2 1

Sold Price $860,000 Sold Date 21-Feb-26

Distance 1.75km



2/62 CHEDDAR ROAD RESERVOIR VIC 3073

3 2 1

Sold Price $800,000 Sold Date 07-Feb-26

Distance 0.23km

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

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