OBrien Real Estate

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/12 Merino Street Reservoir VIC 3073

2 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $470,000 & $490,000

Median Sale Price

$507,500 Units in Reservoir between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



4/76 Darebin Boulevard Reservoir VIC 3073

2 1 1

Sold Price **$470,000** Sold Date **08-Dec-18**

Distance **0.53km**



1/13 Miranda Road Reservoir VIC 3073

2 1 1

Sold Price **$487,500** Sold Date **30-Oct-18**

Distance **0.65km**



1/23 Miranda Road Reservoir VIC 3073

2 1 1

Sold Price **$481,500** Sold Date **08-Dec-18**

Distance **0.75km**

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

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