OBrien Real Estate

Paul Castello
P 03 9478 5005
M 0414 300 099
E paul.castello@obrienrealestate.com.au

STATEMENT OF INFORMATION

Prepared on 25 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

43 Hughes Parade Reservoir VIC 3073

3 1 2

Indicative Selling Price

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

Single Price $710,000

Median Sale Price

$740,000 Houses in Reservoir between 01 May 2018 - 30 Apr 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.



21 McShane Street Reservoir VIC 3073

3 1 2

Sold Price **$672,000** Sold Date **05-Dec-18**

Distance **0.2km**



18 Henderson Street Reservoir VIC 3073

3 1 1

Sold Price **$680,000** Sold Date **01-Apr-19**

Distance **0.26km**



11 Tivey Street Reservoir VIC 3073

3 1 2

Sold Price RS **$700,500** Sold Date **05-Apr-19**

Distance **0.67km**

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

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12 Ryan Street Reservoir VIC 3073 Sold Price [RS] **$730,000** Sold Date **04-May-19**

4 2 1 Distance **0.37km**

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

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