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 | 101A ROYAL PARADE 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 | $659,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $890,000 | Property type | House | Suburb | Reservoir |
| Period-from | 01 Oct 2023 | to | 30 Sep 2024 | 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 |
|---|---|---|
| 62 ORRONG AVENUE RESERVOIR VIC 3073 | $675,000 | 16-Sep-24 |
| 2/33 CHEDDAR ROAD RESERVOIR VIC 3073 | $650,000 | 23-Mar-24 |
| 14 THROWER STREET RESERVOIR VIC 3073 | $645,000 | 21-Oct-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.~~

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**62 ORRONG AVENUE RESERVOIR VIC 3073**

2 1 1

Sold Price RS **$675,000** Sold Date **16-Sep-24**

Distance **0.13km**



**2/33 CHEDDAR ROAD RESERVOIR VIC 3073**

2 1 1

Sold Price **$650,000** Sold Date **23-Mar-24**

Distance **0.37km**



**14 THROWER STREET RESERVOIR VIC 3073**

2 1 1

Sold Price **$645,000** Sold Date **21-Oct-23**

Distance **0.38km**

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

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