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	2/630 GILBERT 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~~		or range between	$620,000	&	$660,000

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
3/97 CUTHBERT ROAD RESERVOIR VIC 3073	$625,000	06-Jul-24
3/173A SPRING STREET RESERVOIR VIC 3073	$630,000	04-May-24
5/830 HIGH STREET RESERVOIR VIC 3073	$675,000	31-Aug-24

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: 31 October 2024

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3/97 CUTHBERT ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$625,000** Sold Date **06-Jul-24**

Distance **1.88km**



3/173A SPRING STREET RESERVOIR VIC 3073

2 1 -

Sold Price **$630,000** Sold Date **04-May-24**

Distance **0.74km**



5/830 HIGH STREET RESERVOIR VIC 3073

2 1 1

Sold Price RS **$675,000** Sold Date **31-Aug-24**

Distance **1.26km**

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

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