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	2/2 ABERDEEN STREET 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	$595,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jun 2024	to	31 May 2025	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
4/17 DUNDEE STREET RESERVOIR VIC 3073	$588,000	10-Apr-25
1/16 JINGHI ROAD RESERVOIR VIC 3073	$550,000	17-Feb-24
1/4 MACK STREET RESERVOIR VIC 3073	$578,200	23-Nov-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: 23 June 2025

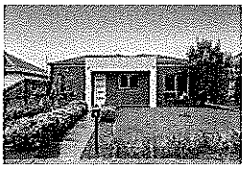
CONSUMER AFFAIRS VICTORIA

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4/17 DUNDEE STREET RESERVOIR VIC 3073 — Sold Price $588,000 — Sold Date 10-Apr-25

2 1 1 — Distance 0.17km



1/16 JINGHI ROAD RESERVOIR VIC 3073 — Sold Price $550,000 — Sold Date 17-Feb-24

2 1 - — Distance 0.48km



1/4 MACK STREET RESERVOIR VIC 3073 — Sold Price $578,200 — Sold Date 23-Nov-24

2 1 1 — Distance 0.42km

RS = Recent sale UN = Undisclosed Sale

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