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	2/101 PURINUAN 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	$540,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jul 2024	to	30 Jun 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
3/30 MIRANDA ROAD RESERVOIR VIC 3073	$570,000	19-Apr-25
3/30 MIRANDA ROAD RESERVOIR VIC 3073	$570,000	19-Apr-25
19/2A CROOKSTON ROAD RESERVOIR VIC 3073	$541,000	16-May-25

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: 15 July 2025

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3/30 MIRANDA ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$570,000** Sold Date **19-Apr-25**

Distance **0.18km**



2 1 1

Sold Price Sold Date **19-Apr-25**

Distance **0.18km**



19/2A CROOKSTON ROAD RESERVOIR VIC 3073

2 1 1

Sold Price RS **$541,000** Sold Date **16-May-25**

Distance **0.23km**

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

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