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	3/124 BOLDREWOOD 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~~		or range between	$795,000	&	$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Nov 2023	to	31 Oct 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.

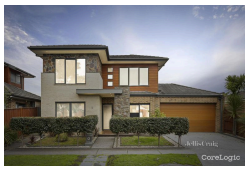
Address of comparable property	Price	Date of sale
8 PARKLAND GROVE KINGSBURY VIC 3083	$896,000	14-Sep-24
1/8 MAIS STREET RESERVOIR VIC 3073	$838,000	01-Nov-24
79 ST VIGEONS ROAD RESERVOIR VIC 3073	$780,000	09-Nov-24

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: 25 November 2024

Tamer Genc
M 0423331114
E tgenc@barryplant.com.au



8 PARKLAND GROVE KINGSBURY VIC 3083

3 2 2

Sold Price **$896,000** Sold Date **14-Sep-24**

Distance **0.6km**



1/8 MAIS STREET RESERVOIR VIC 3073

3 2 -

Sold Price RS **$838,000** Sold Date **01-Nov-24**

Distance **0.79km**



79 ST VIGEONS ROAD RESERVOIR VIC 3073

3 2 2

Sold Price RS **$780,000** Sold Date **09-Nov-24**

Distance **1.07km**

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

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