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	2/124 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	$720,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Reservoir
Period-from	01 Feb 2024	to	31 Jan 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
2/41 MARCHANT AVENUE RESERVOIR VIC 3073	$730,000	30-Oct-24
2/48 MIRANDA ROAD RESERVOIR VIC 3073	$739,000	15-Oct-24
1/26 THACKERAY ROAD RESERVOIR VIC 3073	$770,000	14-Jan-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: 27 February 2025

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



2/41 MARCHANT AVENUE RESERVOIR VIC 3073

3 2 1

Sold Price $730,000 Sold Date 30-Oct-24

Distance 0.8km



2/48 MIRANDA ROAD RESERVOIR VIC 3073

3 2 2

Sold Price $739,000 Sold Date 15-Oct-24

Distance 0.76km



1/26 THACKERAY ROAD RESERVOIR VIC 3073

3 2 1

Sold Price RS $770,000 Sold Date 14-Jan-25

Distance 1.14km

RS = Recent sale UN = Undisclosed Sale

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