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	7/31 KENILWORTH 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~~		or range between	$410,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jun 2023	to	31 May 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
3/67 BARTON STREET RESERVOIR VIC 3073	$400,000	10-Jan-24
5/25 ASHLEY STREET RESERVOIR VIC 3073	$427,500	30-Mar-24
9/23 ASHLEY STREET RESERVOIR VIC 3073	$400,000	21-Mar-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: 26 June 2024

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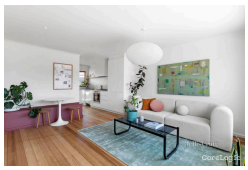
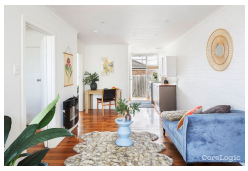


3/67 BARTON STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$400,000** Sold Date **10-Jan-24**

Distance **0.35km**

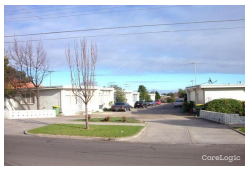


5/25 ASHLEY STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$427,500** Sold Date **30-Mar-24**

Distance **0.43km**



9/23 ASHLEY STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$400,000** Sold Date **21-Mar-24**

Distance **0.47km**

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

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