

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

1/167 Edwardes 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/74 Delaware Street Reservoir VIC 3073	\$690,600	24-Aug-19
1/16 Cheddar Road Reservoir VIC 3073	\$586,000	23-May-19
1/25 Maclagan Crescent Reservoir VIC 3073	\$632,000	20-Jun-19

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: 16 September 2019



2/74 Delaware Street Reservoir VIC 3073 Sold Price **\$690,600** Sold Date **24-Aug-19**

3 1 1

Distance **1.14km**



1/16 Cheddar Road Reservoir VIC 3073 Sold Price **\$586,000** Sold Date **23-May-19**

3 2 1

Distance **1.16km**



1/25 Maclagan Crescent Reservoir VIC 3073 Sold Price **\$632,000** Sold Date **20-Jun-19**

3 1 2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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