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	3/4 CLINGIN 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,500	Property type	Unit	Suburb	Reservoir
Period-from	01 May 2024	to	30 Apr 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
2/79 BLAKE STREET RESERVOIR VIC 3073	$480,000	28-Nov-24
3/46 ASHTON STREET RESERVOIR VIC 3073	$525,000	14-Mar-25
1/13 SHAND ROAD RESERVOIR VIC 3073	$500,000	08-Mar-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: 21 May 2025

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2/79 BLAKE STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$480,000** Sold Date **28-Nov-24**

Distance **0.44km**



3/46 ASHTON STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$525,000** Sold Date **14-Mar-25**

Distance **1.26km**



1/13 SHAND ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$500,000** Sold Date **08-Mar-25**

Distance **1.64km**

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

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