

## 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

10/10-12 RALPH STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/34 BARTON STREET RESERVOIR VIC 3073	\$485,000	08-Sep-23
4/18 MACLAGAN CRESCENT RESERVOIR VIC 3073	\$508,000	22-Jul-23
2/97-99 WHITELAW STREET RESERVOIR VIC 3073	\$460,000	05-Jun-23

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: 13 September 2023



**4/34 BARTON STREET RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$485,000** Sold Date **08-Sep-23**  
 Distance **0.47km**

2 1 1



**4/18 MACLAGAN CRESCENT RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$508,000** Sold Date **22-Jul-23**  
 Distance **0.95km**

2 1 1



**2/97-99 WHITELAW STREET RESERVOIR VIC 3073** Sold Price **\$460,000** Sold Date **05-Jun-23**  
 Distance **1.41km**

2 1 1

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

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