

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

1/61 NORTH ROAD 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

4/6 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$770,000	04-Mar-24
3/57 YARRA AVENUE RESERVOIR VIC 3073	\$782,500	27-Jun-25
3/9 DELAWARE STREET RESERVOIR VIC 3073	\$783,000	08-Jun-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: 29 July 2025



4/6 BOLDREWOOD PARADE RESERVOIR VIC 3073

 3
  2
  1

Sold Price

\$770,000

Sold Date **04-Mar-24**

Distance

0.29km


3/57 YARRA AVENUE RESERVOIR VIC 3073

 2
  3
  1

Sold Price

^{RS} **\$782,500**

Sold Date **27-Jun-25**

Distance

0.5km


3/9 DELAWARE STREET RESERVOIR VIC 3073

 3
  2
  1

Sold Price

\$783,000

Sold Date **08-Jun-25**

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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