

## 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

1/11 Elsey Road 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

\$765,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2020

to

31 Mar 2021

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

3/53 Miranda Road Reservoir VIC 3073	\$757,500	22-Dec-20
6B Box Street Reservoir VIC 3073	\$845,000	06-Feb-21
1/36 Lane Crescent Reservoir VIC 3073	\$790,000	19-Nov-20

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 April 2021



**3/53 Miranda Road Reservoir VIC 3073**

 3  3  2

Sold Price <sup>RS</sup> **\$757,500** <sup>UN</sup> Sold Date **22-Dec-20**

Distance **0.65km**



**6B Box Street Reservoir VIC 3073**

 3  3  2

Sold Price **\$845,000** Sold Date **06-Feb-21**

Distance **0.74km**



**1/36 Lane Crescent Reservoir VIC 3073**

 3  -  -

Sold Price **\$790,000** Sold Date **19-Nov-20**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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