

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

5/38 PICKETT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2024

to

31 Mar 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

2/7 ELSEY ROAD RESERVOIR VIC 3073	\$607,000	15-Mar-25
4/17 DUNDEE STREET RESERVOIR VIC 3073	\$588,000	10-Apr-25
3/2 BORRIE STREET RESERVOIR VIC 3073	\$630,000	24-Dec-24

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: 22 April 2025

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2/7 ELSEY ROAD RESERVOIR VIC 3073

Sold Price

^{RS}

\$607,000

Sold Date

15-Mar-25

 2

 1

 1

Distance

0.21km



4/17 DUNDEE STREET RESERVOIR VIC 3073

Sold Price

^{RS}

\$588,000

Sold Date

10-Apr-25

 2

 1

 1

Distance

0.58km



3/2 BORRIE STREET RESERVOIR VIC 3073

Sold Price

\$630,000

Sold Date

24-Dec-24

 2

 1

 -

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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