

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

1/47 BOLDREWOOD PARADE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 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

1/31 HIGHLAND STREET KINGSBURY VIC 3083	\$475,000	29-Mar-25
9/30 ASHLEY STREET RESERVOIR VIC 3073	\$466,000	25-Feb-25
2/33 BARRY STREET RESERVOIR VIC 3073	\$473,500	25-Feb-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: 01 July 2025



**1/31 HIGHLAND STREET
KINGSBURY VIC 3083**

 2  1  1

Sold Price **\$475,000** Sold Date **29-Mar-25**

Distance **1.56km**



**9/30 ASHLEY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price **\$466,000** Sold Date **25-Feb-25**

Distance **1.67km**



**2/33 BARRY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price **\$473,500** Sold Date **25-Feb-25**

Distance **1.93km**

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

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