

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

2/9 JINGHI 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

\$470,000

or range
between

&

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

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

3/3 BARRY STREET RESERVOIR VIC 3073	\$485,000	24-Apr-25
8/86-88 ROYAL PARADE RESERVOIR VIC 3073	\$491,000	15-Jan-25
2/6 GRIFFITHS STREET RESERVOIR VIC 3073	\$450,000	29-Apr-25

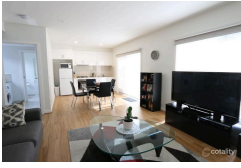
OR

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.~~

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**3/3 BARRY STREET RESERVOIR
VIC 3073**

1 1 1

Sold Price **\$485,000** Sold Date **24-Apr-25**

Distance **0.69km**

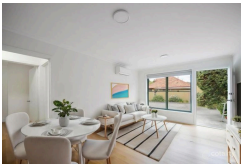


**8/86-88 ROYAL PARADE
RESERVOIR VIC 3073**

1 1 1

Sold Price **\$491,000** Sold Date **15-Jan-25**

Distance **0.77km**



**2/6 GRIFFITHS STREET
RESERVOIR VIC 3073**

1 1 -

Sold Price **\$450,000** Sold Date **29-Apr-25**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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