Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	69 Pallant Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$830,000	&	\$880,000
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Median sale price

Median price	\$815,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/04/2020	to	31/03/2021		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

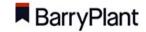
Add	dress of comparable property	Price	Date of sale
1	105 Pallant Av RESERVOIR 3073	\$810,000	10/07/2021
2	9 Mackenzie St RESERVOIR 3073	\$895,000	15/05/2021
3	5 Bedwell St RESERVOIR 3073	\$970,000	23/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/07/2021 14:15









Rooms: 5

Property Type: House (Res) Land Size: 804 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$880,000 **Median House Price** Year ending March 2021: \$815,500

Comparable Properties

105 Pallant Av RESERVOIR 3073 (REI)





Agent Comments

Price: \$810,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 850 sqm approx

9 Mackenzie St RESERVOIR 3073 (REI)

= 3





Price: \$895,000

Method: Sold Before Auction

Date: 15/05/2021 Property Type: House Agent Comments



5 Bedwell St RESERVOIR 3073 (REI/VG)







Price: \$970.000

Method: Sold Before Auction

Date: 23/04/2021

Property Type: House (Res) Land Size: 803 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



