

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

69 Pallant Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$815,500 Property 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	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 comparable properties 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



 3
  2
  4

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

 3
  1
  2

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)

Agent Comments

 3
  1
  -

Price: \$895,000

Method: Sold Before Auction

Date: 15/05/2021

Property Type: House



5 Bedwell St RESERVOIR 3073 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$970,000

Method: Sold Before Auction

Date: 23/04/2021

Property Type: House (Res)

Land Size: 803 sqm approx