

## 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

122 GLASGOW AVENUE RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2024

to

31 Jan 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

22 O'DONNELL STREET RESERVOIR VIC 3073	\$1,020,000	30-Nov-24
36 MASSEY AVENUE RESERVOIR VIC 3073	\$950,000	31-May-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.

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**22 O'DONNELL STREET RESERVOIR** Sold Price **\$1,020,000** Sold Date **30-Nov-24**  
**VIC 3073**

3 1 1

Distance **0.67km**



**36 MASSEY AVENUE RESERVOIR** Sold Price **\$950,000** Sold Date **31-May-24**  
**VIC 3073**

3 1 2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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