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	2/62 Andrews Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price	$650,000

Median sale price

Median price	$612,500	Property Type	Unit	Suburb	Reservoir
Period - From	01/10/2020	to 31/12/2020		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	5/124-126 Tyler St PRESTON 3072	$612,500	05/10/2020
2	1/24 Boldrewood Pde RESERVOIR 3073	$590,000	24/12/2020
3	1/34 Drysdale St RESERVOIR 3073	$570,000	18/01/2021

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: | 29/03/2021 13:52

🛏 **2**　🛁 **2**　🚗 **1**

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
December quarter 2020: $612,500

Comparable Properties

5/124-126 Tyler St PRESTON 3072 (REI/VG)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $612,500
Method: Private Sale
Date: 05/10/2020
Property Type: Townhouse (Single)

Agent Comments

1/24 Boldrewood Pde RESERVOIR 3073 (VG)

🛏 **2**　🛁 **-**　🚗 **-**

Price: $590,000
Method: Sale
Date: 24/12/2020
Property Type: Townhouse (Conjoined)

Agent Comments

1/34 Drysdale St RESERVOIR 3073 (REI)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $570,000
Method: Private Sale
Date: 18/01/2021
Property Type: Townhouse (Res)

Agent Comments

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