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

3 Glasgow Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $820,000

Median sale price

| Median price | $862,000 | Property Type | House | Suburb | Reservoir |

| Period - From | 01/07/2022 | to | 30/09/2022 | 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	49 Wilson Blvd RESERVOIR 3073	$827,000	28/05/2022
2	10 Barton St RESERVOIR 3073	$820,000	10/06/2022
3	59 Mcmahon Rd RESERVOIR 3073	$817,500	16/07/2022

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: 24/10/2022 11:55

CONSUMER AFFAIRS VICTORIA

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$820,000
Median House Price
September quarter 2022: $862,000

Comparable Properties

49 Wilson Blvd RESERVOIR 3073 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $827,000
Method: Auction Sale
Date: 28/05/2022
Rooms: 7
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

10 Barton St RESERVOIR 3073 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $820,000
Method: Private Sale
Date: 10/06/2022
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

59 Mcmahon Rd RESERVOIR 3073 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **6**

Price: $817,500
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments