

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

3/2 Palm Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$681,250

Property Type Townhouse

Suburb Reservoir

Period - From 07/11/2023

to

06/11/2024

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	1/11 Maclagan Cr RESERVOIR 3073	\$670,000	03/07/2024
2	3/81 St Vigeons Rd RESERVOIR 3073	\$681,000	16/10/2024
3	1/33 Byfield St RESERVOIR 3073	\$705,500	14/09/2024

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:

07/11/2024 18:53

3/2 Palm Avenue, Reservoir Vic 3073



John Bisignano
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Indicative Selling Price

\$670,000 - \$700,000

Median Townhouse Price

07/11/2023 - 06/11/2024: \$681,250



3 3 1

Property Type: Unit

Agent Comments

Comparable Properties



1/11 Maclagan Cr RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000

Method: Private Sale

Date: 03/07/2024

Property Type: Unit



3/81 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$681,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: Unit



1/33 Byfield St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$705,500

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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