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	I I/20 EISKI	1/20 Erskine Avenue, Reservoir Vic 3073					
Indicative selling pr	ice						
For the meaning of this	price see co	onsumer.vic.gov.au/u	ınderquoting				
Range between \$730	0,000	&	\$750,000				
Median sale price							
Median price \$871,7	750	Property Type House	е	Suburb Reservoir			
Period - From 01/07/	/2023 to	30/09/2023	Source	REIV			
Comparable proper	ty sales (*[Delete A or B below	w as applica	ıble)			
A* These are the	three proper	rties sold within two k	kilometres of t	he property for sale in the last six			

property for sale.		
Address of comparable property	Price	Date of sale

1	1/24 Eisenhower St RESERVOIR 3073	\$745,000	27/05/2023
2			
3			

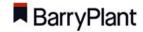
months that the estate agent or agent's representative considers to be most comparable to the

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:	17/10/2023 20:10









Property Type: House **Agent Comments**

Indicative Selling Price \$730,000 - \$750,000 **Median House Price** September quarter 2023: \$871,750

Comparable Properties



1/24 Eisenhower St RESERVOIR 3073 (REI/VG) Agent Comments

Price: \$745,000 Method: Auction Sale Date: 27/05/2023 Property Type: Unit

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.

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