

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

2/43 Churchill Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2021

to

31/12/2021

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	2/30 Margaret St FAWKNER 3060	\$650,000	19/11/2021
2	1/26 Oulton St FAWKNER 3060	\$640,000	02/12/2021
3	4/40 Godley St RESERVOIR 3073	\$585,000	01/10/2021

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:

07/03/2022 14:29



 2
  2
  1

Property Type: Unit
Land Size: 196 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 December quarter 2021: \$660,000

Comparable Properties

2/30 Margaret St FAWKNER 3060 (VG)

Agent Comments

 2
  -
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Price: \$650,000
Method: Sale
Date: 19/11/2021
Property Type: Strata Unit/Flat

1/26 Oulton St FAWKNER 3060 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$640,000
Method: Auction Sale
Date: 02/12/2021
Property Type: Unit



4/40 Godley St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$585,000
Method: Sold Before Auction
Date: 01/10/2021
Property Type: Unit

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