

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

1/36 Tambo Avenue Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,250

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

2/69 North Road Reservoir VIC 3073	\$620,000	18-Dec-19
3/4 Clements Grove Reservoir VIC 3073	\$620,000	18-Dec-19
2/71 Thackeray Road Reservoir VIC 3073	\$620,000	14-Dec-19

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 6 months.~~

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2/69 North Road Reservoir VIC 3073

 2  1  1

Sold Price **\$620,000** Sold Date **18-Dec-19**

Distance **0.31km**



3/4 Clements Grove Reservoir VIC 3073

 2  1  1

Sold Price

Sold Date **18-Dec-19**

Distance **0.8km**



2/71 Thackeray Road Reservoir VIC 3073

 2  1  1

Sold Price

Sold Date **14-Dec-19**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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