Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/2 Trudgeon Avenue, Reservoir Vic 3073
Including suburb and postcode	
postcode	
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Indicative selling price

Property offered for sale

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

Single price \$599,500

Median sale price

Median price	\$610,000	Pro	perty Type	Jnit]	Suburb	Reservoir
Period - From	01/07/2022	to	30/06/2023	Se	ource	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 sixmonths 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	2/2 Trudgeon Av RESERVOIR 3073	\$594,000	01/04/2023
2			
3			

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.

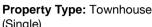
This Statement of Information was prepared on:	13/09/2023 14:53





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> **Indicative Selling Price** \$599,500 **Median Unit Price** Year ending June 2023: \$610,000



Agent Comments



Comparable Properties

2/2 Trudgeon Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$594,000 Method: Auction Sale Date: 01/04/2023

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Property Type: Townhouse (Res)

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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