

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

5/2 Trudgeon Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price

\$599,500

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2022

to

30/06/2023

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	2/2 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

5/2 Trudgeon Avenue, Reservoir Vic 3073



John Bisignano

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Indicative Selling Price

\$599,500

Median Unit Price

Year ending June 2023: \$610,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



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

Agent Comments

2 1 1

Price: \$594,000

Method: Auction Sale

Date: 01/04/2023

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.

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



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