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

16 Autumndale Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$540,000		&		\$570,000				
Median sale p	rice								
Median price	\$889,500	Pro	operty Type	Hou	se		Suburb	Reservoir	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 Highland St KINGSBURY 3083	\$605,000	07/09/2024
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:

10/02/2025 12:01



16 Autumndale Avenue, Reservoir Vic 3073







Rooms: 4 Property Type: Unit Land Size: 224 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$570,000 Median House Price December quarter 2024: \$889,500

Comparable Properties



 15 Highland St KINGSBURY 3083 (REI/VG)
 Agent Comments

 Image: 2
 Image: 2
 Image: 2

 Price: \$605,000
 Image: 2
 Image: 2

 Method: Auction Sale
 Image: 2
 Image: 2

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.

Date: 07/09/2024

Property Type: House (Res) Land Size: 274 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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