

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

22 Erskine Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$889,500

Property Type House

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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	25 Southernhay St RESERVOIR 3073	\$1,070,000	19/12/2024
2	57 Newton St RESERVOIR 3073	\$980,000	24/10/2024
3	12 Barwon Av RESERVOIR 3073	\$1,021,500	24/08/2024

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:

28/01/2025 11:57



 3
  1
  1

Rooms: 6
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,050,000
Median House Price
 December quarter 2024: \$889,500

Comparable Properties



25 Southernhay St RESERVOIR 3073 (REI)

Agent Comments

 3
  2
  4

Price: \$1,070,000
Method: Private Sale
Date: 19/12/2024
Property Type: House



57 Newton St RESERVOIR 3073 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$980,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: House (Res)
Land Size: 577 sqm approx



12 Barwon Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,021,500
Method: Private Sale
Date: 24/08/2024
Property Type: House
Land Size: 706 sqm approx

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