## 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	22 Erskine Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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**3** ⊿

**Agent Comments** 

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



57 Newton St RESERVOIR 3073 (REI/VG)

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**a** 

**Agent Comments** 

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)

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Price: \$1,021,500

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a

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Agent Comments

Method: Private Sale Date: 24/08/2024 Property Type: House Land Size: 706 sqm approx

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





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