

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

4/62 Andrews Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$670,000

&

\$690,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2022

to

30/09/2022

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	3/3 Crabtree Ct RESERVOIR 3073	\$700,000	11/05/2022
2	6/10 Crevelli St RESERVOIR 3073	\$670,000	03/09/2022
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:

09/11/2022 15:42



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$690,000
Median Unit Price
September quarter 2022: \$630,000

Comparable Properties



3/3 Crabtree Ct RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 11/05/2022
Property Type: Townhouse (Single)
Land Size: 217 sqm approx



6/10 Crevelli St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 03/09/2022
Rooms: 5
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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