Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4/62 Andrews Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$630,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	aress or comparable property	1 1100	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			

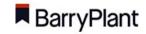
OR

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



Date of sale







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)

Price: \$700,000 Method: Private Sale Date: 11/05/2022

Property Type: Townhouse (Single) Land Size: 217 sqm approx

Agent Comments



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

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

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

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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