

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

2/25-27 Taylor Avenue Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

5/25-27 Taylor Avenue Reservoir VIC 3073	\$650,000	12-Nov-20
2/11 Storey Road Reservoir VIC 3073	\$627,500	26-Nov-20
2/92 North Road Reservoir VIC 3073	\$610,000	13-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 09 February 2021



5/25-27 Taylor Avenue Reservoir VIC 3073

2 1 1

Sold Price

\$650,000

Sold Date **12-Nov-20**

Distance **0.03km**



2/11 Storey Road Reservoir VIC 3073

2 1 1

Sold Price

\$627,500

Sold Date **26-Nov-20**

Distance **1.4km**



2/92 North Road Reservoir VIC 3073

2 1 1

Sold Price

\$610,000

Sold Date **13-Oct-20**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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