## 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

2c Taylor Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$620,000		&		\$680,000					
Median sale p	rice									
Median price	\$680,000	Pro	operty Type	Том	/nhouse		Suburb	Reservoir		
Period - From	23/01/2024	to	22/01/2025		So	ource	Property	/ Data		

#### 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.

Add	dress of comparable property	Price	Date of sale
1	2/34 North Rd RESERVOIR 3073	\$637,000	23/12/2024
2	2/105 Barton St RESERVOIR 3073	\$657,500	11/12/2024
3	1/71 leamington St RESERVOIR 3073	\$680,000	20/11/2024

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:

23/01/2025 11:05



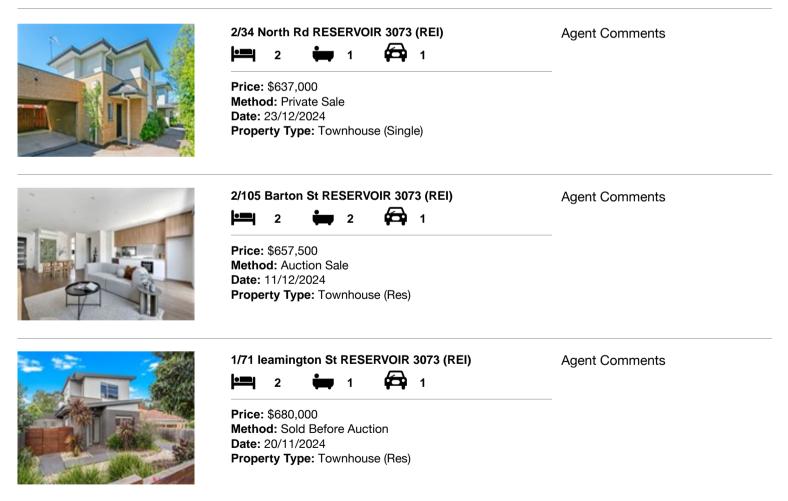






**Property Type:** Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Townhouse Price 23/01/2024 - 22/01/2025: \$680,000

# **Comparable Properties**



### Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



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