

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 between \$620,000 & \$680,000

Median sale price

Median price \$680,000 Property Type Townhouse Suburb Reservoir

Period - From 23/01/2024 to 22/01/2025 Source 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.

	Address 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 Ieamington 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



2/34 North Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$637,000
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Single)



2/105 Barton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$657,500
Method: Auction Sale
Date: 11/12/2024
Property Type: Townhouse (Res)



1/71 leamington St RESERVOIR 3073 (REI)

Agent Comments



Price: \$680,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Townhouse (Res)

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