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

3 Taylor Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$925,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	16 Locksley Av RESERVOIR 3073	\$880,000	30/08/2024
2	16 Station St RESERVOIR 3073	\$850,000	31/07/2024
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:

09/09/2024 12:30









Property Type: House Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price June quarter 2024: \$925,000

Comparable Properties



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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

propertydata



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