

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

1/10 Army Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$613,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2023

to

31/12/2023

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 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	1/30 Mcnamara St PRESTON 3072	\$1,190,000	09/03/2024
2	1/37 Thackeray Rd RESERVOIR 3073	\$990,000	23/09/2023
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:

18/03/2024 11:56



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,150,000

Median Unit Price

December quarter 2023: \$613,000

Comparable Properties



1/30 Mcnamara St PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,190,000

Method: Private Sale

Date: 09/03/2024

Property Type: Townhouse (Single)



1/37 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$990,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

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. These are the 2 most comparable properties based on size and structure and also being on a subdivision.

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