

# 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

20 Pedersen Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$800,000 Property Type House Suburb Reservoir

Period - From 20/01/2020 to 19/01/2021 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	113 Rathcown Rd RESERVOIR 3073	\$740,000	29/10/2020
2	1091 High St RESERVOIR 3073	\$691,000	05/08/2020
3	57 Rathcown Rd RESERVOIR 3073	\$670,000	14/11/2020

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:

20/01/2021 09:16



 3  1  2

**Property Type:** House (Res)  
**Land Size:** 585.219970703125  
 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median House Price**

20/01/2020 - 19/01/2021: \$800,000

## Comparable Properties



**113 Rathcown Rd RESERVOIR 3073 (REI)**

Agent Comments

 3  1  2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 29/10/2020  
**Property Type:** House  
**Land Size:** 757 sqm approx



**1091 High St RESERVOIR 3073 (REI)**

Agent Comments

 3  1  2

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 05/08/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 841 sqm approx



**57 Rathcown Rd RESERVOIR 3073 (REI)**

Agent Comments

 3  1  1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 14/11/2020  
**Property Type:** House (Res)