# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20 Pedersen Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$640,000		&		\$680,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Hou	ise		Suburb	Reservoir
Period - From	20/01/2020	to	19/01/2021		So	urce	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.

Add	dress 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



## petermarkovic



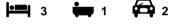


Property Type: House (Res) Land Size: 585.219970703125 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median House Price 20/01/2020 - 19/01/2021: \$800,000

# **Comparable Properties**



113 Rathcown Rd RESERVOIR 3073 (REI) Agent Comments



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

Agent Comments



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)

### **1 - 1** 3 **1 1**

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

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.