

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

3/10 Army Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2021

to 31/12/2021

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	12a Trudgeon Av RESERVOIR 3073	\$720,000	30/11/2021
2	6/66 Pine St RESERVOIR 3073	\$706,500	11/12/2021
3	4/1 Station St RESERVOIR 3073	\$640,000	24/11/2021

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:

09/03/2022 10:50



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2021: \$660,000

Comparable Properties



12a Trudgeon Av RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 30/11/2021
Property Type: Unit
Land Size: 533 sqm approx



6/66 Pine St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$706,500
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit
Land Size: 195 sqm approx



4/1 Station St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 24/11/2021
Rooms: 4
Property Type: Unit

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