

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 Liston Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$955,500 Property Type House 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	83 Arundel Av RESERVOIR 3073	\$830,000	05/02/2022
2	21 Robins Av RESERVOIR 3073	\$800,000	19/11/2021
3	11 Keon Pde RESERVOIR 3073	\$750,000	05/11/2021

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:

15/02/2022 12:07



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 544 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 December quarter 2021: \$955,500

Comparable Properties



83 Arundel Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$830,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 646.80 sqm approx

21 Robins Av RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$800,000
Method: Sale
Date: 19/11/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 532 sqm approx



11 Keon Pde RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$750,000
Method: Sold Before Auction
Date: 05/11/2021
Property Type: House (Res)
Land Size: 575 sqm approx

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