# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

\$1,021,000

# Property offered for sale

Address	22 Erskine Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000		\$1,080,000	
Range between \$1,050,000	0   &	\$1,080,000	

#### Median sale price

Median price	\$925,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Barwon Av RESERVOIR 3073	\$1,021,500	24/08/2024
2	33 Shand Rd RESERVOIR 3073	\$1,085,000	10/07/2024

#### OR

3

31 North Rd RESERVOIR 3073

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:	30/09/2024 16:35



27/04/2024







Property Type: House (Res) **Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,080,000 **Median House Price** June quarter 2024: \$925,000

# Comparable Properties



12 Barwon Av RESERVOIR 3073 (REI)



Price: \$1,021,500 Method: Private Sale Date: 24/08/2024 Property Type: House **Agent Comments** 



33 Shand Rd RESERVOIR 3073 (REI)





Price: \$1,085,000 Method: Private Sale Date: 10/07/2024

Property Type: House (Res) Land Size: 633 sqm approx

Agent Comments



31 North Rd RESERVOIR 3073 (REI/VG)





Price: \$1,021,000 Method: Auction Sale Date: 27/04/2024

Property Type: House (Res) Land Size: 636 sqm approx

Agent Comments

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





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