

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

47 Summerhill Road Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$830,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

Reservoir

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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
65 Andrews Avenue Reservoir VIC 3073	\$845,000	30-Jun-21
11 Clingin Street Reservoir VIC 3073	\$880,000	29-Jul-21
62 Blake Street Reservoir VIC 3073	\$815,000	17-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 11 October 2021

consumer.vic.gov.au



LOVE & CO

Theo Angelopoulos

P 03 9480 2288

M 0414 813 160

E theo.a@lovere.com.au

	65 Andrews Avenue Reservoir VIC 3073 3 1 4	Sold Price \$845,000	Sold Date 30-Jun-21
		Distance 0.33km	
	11 Clingin Street Reservoir VIC 3073 3 1 4	Sold Price ^{RS}\$880,000	Sold Date 29-Jul-21
		Distance 0.5km	
	62 Blake Street Reservoir VIC 3073 3 1 1	Sold Price ^{RS}\$815,000	Sold Date 17-Jul-21
		Distance 0.5km	

RS = Recent sale

UN = Undisclosed Sale

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