# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Address	41 Glasgow 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	\$800,000	&	\$880,000
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#### Median sale price

Median price	\$814,750	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/10/2019	to	31/12/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	28 Tracey St RESERVOIR 3073	\$845,000	03/08/2019
2	153 Glasgow Av RESERVOIR 3073	\$800,000	10/08/2019
3			

#### OR

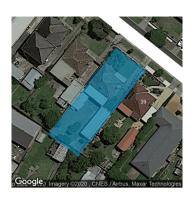
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2020 11:33



Date of sale







Rooms: 5

Property Type: house **Agent Comments** 

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** December quarter 2019: \$814,750

# Comparable Properties



28 Tracey St RESERVOIR 3073 (REI/VG)





Price: \$845,000 Method: Auction Sale Date: 03/08/2019 Rooms: 4

Property Type: House (Res) Land Size: 916 sqm approx

**Agent Comments** 



153 Glasgow Av RESERVOIR 3073 (REI/VG)





Price: \$800.000 Method: Auction Sale Date: 10/08/2019 Rooms: 6

Property Type: House (Res) Land Size: 801 sqm approx

Agent Comments

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.

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



