

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

4 GERTZ AVENUE 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

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Reservoir

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 SUGAR GUM DRIVE BUNDOORA VIC 3083	\$800,000	12-Feb-22
39 CAMERON PARADE BUNDOORA VIC 3083	\$772,000	19-Feb-22
1 HERMITAGE CRESCENT BUNDOORA VIC 3083	\$791,000	12-Feb-22

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: 21 March 2022


**6 SUGAR GUM DRIVE BUNDOORA
VIC 3083**
 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

12-Feb-22

Distance

2.01km

**39 CAMERON PARADE
BUNDOORA VIC 3083**
 3  2  2

Sold Price

^{RS} **\$772,000**

Sold Date

19-Feb-22

Distance

3.29km

**1 HERMITAGE CRESCENT
BUNDOORA VIC 3083**
 3  2  2

Sold Price

^{RS} **\$791,000**

Sold Date

12-Feb-22

Distance

3.44km
RS = Recent sale

UN = Undisclosed Sale

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