

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

3/62 Andrews Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$600,000

&

\$630,000

Median sale price

Median price

\$680,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

13/10/2020

to

12/10/2021

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	2/59 Clingin St, Reservoir, Vic 3073, Australia	\$630,000	21/04/2021
2	2/7 Loddon Av RESERVOIR 3073	\$630,000	01/07/2021
3	2/62 andrews Av RESERVOIR 3073	\$627,000	26/04/2021

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:

13/10/2021 10:10



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median Townhouse Price
13/10/2020 - 12/10/2021: \$680,000

Comparable Properties

2/59 Clingin St, Reservoir, Vic 3073, Australia (REI) Agent Comments



Price: \$630,000
Method:
Date: 21/04/2021
Property Type: Townhouse (Single)



2/7 Loddon Av RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 01/07/2021
Rooms: 4
Property Type: Townhouse (Res)



2/62 andrews Av RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$627,000
Method: Private Sale
Date: 26/04/2021
Property Type: Townhouse (Res)