Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,080,000

Property offered for sale

Address	55 Allenby 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 \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price \$8	89,500	Property Type	House		Suburb	Reservoir
Period - From 01	/10/2024 to	31/12/2024		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.

Address of comparable property		Price	Date of sale
1	22 Odonnell St RESERVOIR 3073	\$1,020,000	30/11/2024
2	28 Tovey St RESERVOIR 3073	\$1,000,000	06/11/2024

OR

3

7 Corvey 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:	30/01/2025 12:05



26/09/2024







Rooms: 7

Property Type: House (Res) **Land Size:** 906 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2024: \$889,500

Comparable Properties



22 Odonnell St RESERVOIR 3073 (REI)

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1



2

Agent Comments

Price: \$1,020,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: House (Res) **Land Size:** 823 sqm approx



28 Tovey St RESERVOIR 3073 (REI/VG)

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Agent Comments

Price: \$1,000,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: House (Res) **Land Size:** 890 sqm approx



7 Corvey Rd RESERVOIR 3073 (REI)

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3



3

Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 26/09/2024

Property Type: House (Res) **Land Size:** 743 sqm approx

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





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