

# 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 55 Allenby Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$889,500 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
3	7 Corvey Rd RESERVOIR 3073	\$1,080,000	26/09/2024

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: 30/01/2025 12:05



 3  
  1  
  1

**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)**

Agent Comments

 3  
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  3

**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)**

Agent Comments

 3  
  2  
  2

**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)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** House (Res)

**Land Size:** 743 sqm approx

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