

# 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

2 Florence Close, Reservoir, Vic 3073

### Indicative selling price

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

Single price \$1,050,000

### Median sale price

Median price

\$925,500

Property type

House

Suburb

Reservoir

Period - From

01/02/2025

to

30/04/2025

Source



PropTrack

### 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
22 Hobbs Cres, Reservoir, VIC 3073	\$1,050,000	05/12/2024
55 Allenby Avenue, Reservoir, VIC 3073	\$1,030,000	27/02/2025
122 Glasgow Avenue, Reservoir, VIC 3073	\$1,050,000	27/03/2025

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: 12/05/2025