

# 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

1/23 Barwon 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 \$950,000 & \$995,000

### Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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 | 6 Wimmera Av RESERVOIR 3073    | \$990,000 | 28/04/2024   |
| 2 | 57 McMahon Rd RESERVOIR 3073   | \$988,000 | 26/03/2024   |
| 3 | 47A Keats Av KINGSBURY 3083    | \$960,000 | 09/02/2024   |

**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:

21/06/2024 17:20



**Property Type:** House

Agent Comments

## Comparable Properties



**6 Wimmera Av RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$990,000

**Method:** Private Sale

**Date:** 28/04/2024

**Property Type:** Townhouse (Single)



**57 McMahon Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$988,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House



**47A Keats Av KINGSBURY 3083 (REI/VG)**

Agent Comments



**Price:** \$960,000

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** House