

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

1/38 Acheron Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$670,000 Property Type Townhouse Suburb Reservoir

Period - From 25/09/2022 to 24/09/2023 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	2/39 Royal Pde RESERVOIR 3073	\$685,000	23/09/2023
2	4/785 Plenty Rd RESERVOIR 3073	\$660,000	15/06/2023
3	15 Rubicon St RESERVOIR 3073	\$650,000	03/07/2023

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:

25/09/2023 15:48



2 1 1

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

25/09/2022 - 24/09/2023: \$670,000

Comparable Properties



2/39 Royal Pde RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)



4/785 Plenty Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 15/06/2023

Property Type: Townhouse (Res)

15 Rubicon St RESERVOIR 3073 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 03/07/2023

Property Type: Townhouse (Conjoined)