

## 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

1/8 ANSTEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Other

Suburb

Reservoir

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1/20 DENYS STREET FAWKNER VIC 3060      | \$660,000 | 08-Jul-23 |
| 1/3 CLOVER COURT THOMASTOWN VIC 3074    | \$570,000 | 25-May-23 |
| 7/24 LEIGHTON CRESCENT FAWKNER VIC 3060 | \$555,000 | 03-May-23 |

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 6 months.~~

This Statement of Information was prepared on: 02 October 2023



**1/20 DENYS STREET FAWKNER  
VIC 3060**

3 1 1

Sold Price **\$660,000** Sold Date **08-Jul-23**

Distance **0.99km**

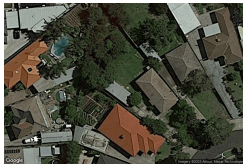


**1/3 CLOVER COURT  
THOMASTOWN VIC 3074**

3 1 1

Sold Price **\$570,000** Sold Date **25-May-23**

Distance **1.37km**



**7/24 LEIGHTON CRESCENT  
FAWKNER VIC 3060**

3 - -

Sold Price **\$555,000** Sold Date **03-May-23**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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