

# 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

20 Glasgow 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 \$740,000 & \$795,000

### Median sale price

Median price \$870,750 Property Type House Suburb Reservoir

Period - From 08/03/2023 to 07/03/2024 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 | 14 Crookston Rd RESERVOIR 3073 | \$782,500 | 22/01/2024   |
| 2 | 168 Broadway RESERVOIR 3073    | \$780,000 | 02/03/2024   |
| 3 | 2 Jean St RESERVOIR 3073       | \$764,000 | 10/02/2024   |

**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:

08/03/2024 16:32



4   
 1   
 2

**Property Type:** House  
**Land Size:** 493 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$795,000  
**Median House Price**  
 08/03/2023 - 07/03/2024: \$870,750

## Comparable Properties



14 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

3   
 1   
 1

**Price:** \$782,500  
**Method:** Sold Before Auction  
**Date:** 22/01/2024  
**Property Type:** House (Res)



168 Broadway RESERVOIR 3073 (REI)

Agent Comments

3   
 1   
 2

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



2 Jean St RESERVOIR 3073 (REI)

Agent Comments

-   
 -   
 -

**Price:** \$764,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2024  
**Property Type:** House (Res)

Account - Love & Co