

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 Throver Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	188 Edwardes St RESERVOIR 3073	\$840,000	28/03/2024
2	2 Mcfadzean Av RESERVOIR 3073	\$817,500	24/02/2024
3	6 Bogong Ct RESERVOIR 3073	\$726,000	22/03/2024

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:

10/04/2024 10:36



3 1 3

Property Type: House

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



188 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

3 1 4

Price: \$840,000

Method: Private Sale

Date: 28/03/2024

Property Type: House (Res)

Land Size: 518 sqm approx



2 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$817,500

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



6 Bogong Ct RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$726,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)