

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

3-1 Erskine Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$675,500 Property Type Townhouse Suburb Reservoir

Period - From 22/05/2023 to 21/05/2024 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	2/5 Cuthbert Rd RESERVOIR 3073	\$620,000	22/12/2023
2	8/853 High St RESERVOIR 3073	\$595,000	22/03/2024
3	2/93 Albert St PRESTON 3072	\$572,000	24/03/2024

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:

22/05/2024 15:08



Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Townhouse Price
22/05/2023 - 21/05/2024: \$675,500

Comparable Properties



2/5 Cuthbert Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 22/12/2023
Rooms: 4
Property Type: Townhouse (Res)



8/853 High St RESERVOIR 3073 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 22/03/2024
Property Type: Townhouse (Res)



2/93 Albert St PRESTON 3072 (REI)

Agent Comments



Price: \$572,000
Method: Private Sale
Date: 24/03/2024
Property Type: Townhouse (Single)
Land Size: 82 sqm approx