

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

7/17 DAVENTRY STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

5/32-34 KELSBY STREET RESERVOIR VIC 3073	\$550,000	22-Jul-23
3/24 ASHLEY STREET RESERVOIR VIC 3073	\$518,000	20-Sep-23
2/35 ALLENBY AVENUE RESERVOIR VIC 3073	\$510,000	13-Jun-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



**5/32-34 KELSBY STREET
RESERVOIR VIC 3073**

 2  1  1

Sold Price **\$550,000** Sold Date **22-Jul-23**

Distance **0.18km**



**3/24 ASHLEY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price ^{RS} **\$518,000** Sold Date **20-Sep-23**

Distance **0.44km**



**2/35 ALLENBY AVENUE
RESERVOIR VIC 3073**

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **13-Jun-23**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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