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

Period-from

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

Single Price		or range	5 3510000	&	\$560,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$595,000	Property type	Unit	Suburb	Reservoir			

30 Sep 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2022

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.

to

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



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consumer.vic.gov.au



Mark Butera

M 0422042262

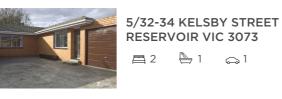
E markbutera@woodards.com.au

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

0.18km

20-Sep-23

0.44km



🛱 2 🕒 1 🞧 1				Distance	
3/24 ASHLEY STREET VIC 3073	RESERVOIR	Sold Price	^{RS} \$518,000	Sold Date	
🛱 2 🚔 1 🞧 1				Distance	

Sold Price



2/35 ALLENBY AVENUE RESERVOIR VIC 3073			Sold	Price	^{RS} \$510,000	Sold Date	13-Jun-23
昌 2	1	⊜ 1				Distance	1.32km

RS = Recent sale UN = Undisclosed Sale

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