

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 Pedersen Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$820,000 & \$895,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	48 Dumbarton St RESERVOIR 3073	\$900,000	24/04/2024
2	23 Tunaley Pde RESERVOIR 3073	\$845,000	09/03/2024
3	71 Darebin Blvd RESERVOIR 3073	\$810,000	20/03/2024

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:

08/05/2024 09:23



Rooms: 6

Property Type: House

Land Size: 534m2 sqm approx

[Agent Comments](#)

Comparable Properties



48 Dumbarton St RESERVOIR 3073 (REI)

[Agent Comments](#)



Price: \$900,000

Method: Private Sale

Date: 24/04/2024

Property Type: House (Res)

Land Size: 833 sqm approx



23 Tunaley Pde RESERVOIR 3073 (REI)

[Agent Comments](#)



Price: \$845,000

Method: Private Sale

Date: 09/03/2024

Property Type: House



71 Darebin Blvd RESERVOIR 3073 (REI)

[Agent Comments](#)



Price: \$810,000

Method: Private Sale

Date: 20/03/2024

Property Type: House (Res)

Land Size: 743 sqm approx