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	3/14 Allenby Avenue 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	$700,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jul 2020	to	30 Jun 2021	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
1/6 McCrae Street Reservoir VIC 3073	$750,000	22-May-21
3/10 Allenby Avenue Reservoir VIC 3073	$750,000	29-Jun-21
4/47 Barton Street Reservoir VIC 3073	$717,000	08-May-21

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: 08 July 2021

hockingstuart

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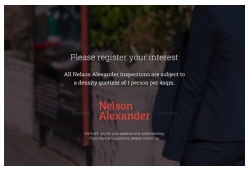
1/6 McCrae Street Reservoir VIC 3073

3 2 2

Sold Price **$750,000** Sold Date **22-May-21**

Distance **0.35km**



3/10 Allenby Avenue Reservoir VIC 3073

3 1 2

Sold Price RS **$750,000** Sold Date **29-Jun-21**

Distance **0.04km**



4/47 Barton Street Reservoir VIC 3073

3 2 1

Sold Price RS **$717,000** Sold Date **08-May-21**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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