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	1/29 Acheron 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Reservoir
Period-from	01 May 2020	to	30 Apr 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
1/34 Acheron Avenue Reservoir VIC 3073	$880,000	27-Mar-21
1/47 Crookston Road Reservoir VIC 3073	$945,000	08-May-21
60A Barry Street Reservoir VIC 3073	$924,000	24-Apr-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.~~

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1/34 Acheron Avenue Reservoir VIC 3073

3 2 2

Sold Price RS $880,000 Sold Date 27-Mar-21

Distance 0.06km



1/47 Crookston Road Reservoir VIC 3073

3 1 1

Sold Price RS $945,000 Sold Date 08-May-21

Distance 1.24km



60A Barry Street Reservoir VIC 3073

3 1 2

Sold Price RS $924,000 Sold Date 24-Apr-21

Distance 1.85km

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

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