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	112 Glasgow 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	$880,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Reservoir
Period-from	01 Oct 2020	to	30 Sep 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
22 Rodman Street Reservoir VIC 3073	$940,000	13-Sep-21
26 Dwyer Avenue Reservoir VIC 3073	$1,160,000	12-Sep-21
36 Chauvel Street Reservoir VIC 3073	$991,000	12-Aug-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: 25 October 2021

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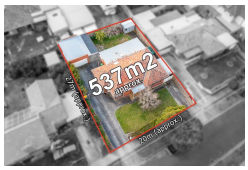


22 Rodman Street Reservoir VIC 3073

3 1 1

Sold Price RS $940,000 Sold Date 13-Sep-21

Distance 1.55km



26 Dwyer Avenue Reservoir VIC 3073

3 1 4

Sold Price RS $1,160,000 Sold Date 12-Sep-21

Distance 2.15km



36 Chauvel Street Reservoir VIC 3073

3 1 2

Sold Price $991,000 Sold Date 12-Aug-21

Distance 1.06km

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

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