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	2/20 Erskine Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $620,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2023 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	1/2 Kyneton Av RESERVOIR 3073	$655,000	06/12/2023
2	3/2-4 Highland St KINGSBURY 3083	$617,500	13/03/2024
3			

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: 21/05/2024 14:53

2/20 Erskine Avenue, Reservoir Vic 3073



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending March 2024: $620,000

Comparable Properties



1/2 Kyneton Av RESERVOIR 3073 (REI/VG)

3 1 1

Price: $655,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Unit

Agent Comments



3/2-4 Highland St KINGSBURY 3083 (REI)

3 1 1

Price: $617,500
Method: Private Sale
Date: 13/03/2024
Property Type: Unit

Agent Comments

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.

Account - Fletchers | P: 03 9445 7000

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