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

Single price $899,900

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	14 Burbank Dr RESERVOIR 3073	$900,000	16/03/2024
2	3 Bunker Av KINGSBURY 3083	$895,000	08/06/2024
3	26 Hickford St RESERVOIR 3073	$887,500	28/05/2024

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: 08/07/2024 15:04

7 Pedersen Avenue, Reservoir Vic 3073

Colin Abbas
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0414 659 635
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4 2 4

Property Type: House
Land Size: 534m2 sqm approx

Agent Comments

Indicative Selling Price
$899,900
Median House Price
March quarter 2024: $950,000

Comparable Properties



14 Burbank Dr RESERVOIR 3073 (REI/VG)

3 1 2

Price: $900,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



3 Bunker Av KINGSBURY 3083 (REI)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments



26 Hickford St RESERVOIR 3073 (REI/VG)

3 2 3

Price: $887,500
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

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