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	12 Barwon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $970,000 & $1,030,000

Median sale price

Median price $895,000 Property Type House Suburb Reservoir

Period - From 14/08/2023 to 13/08/2024 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	82 Rathcown Rd RESERVOIR 3073	$1,001,500	03/08/2024
2	28 Barwon Av RESERVOIR 3073	$1,005,000	03/07/2024
3	31 North Rd RESERVOIR 3073	$1,021,000	27/04/2024

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: 14/08/2024 09:13

12 Barwon Avenue, Reservoir Vic 3073

Stephanie Lentini
03 9070 5095
0437565273
stephanielentini@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price
$970,000 - $1,030,000
Median House Price
14/08/2023 - 13/08/2024: $895,000

Comparable Properties



82 Rathcown Rd RESERVOIR 3073 (REI)

3 1 -

Price: $1,001,500
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments



28 Barwon Av RESERVOIR 3073 (REI)

3 1 2

Price: $1,005,000
Method: Private Sale
Date: 03/07/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



31 North Rd RESERVOIR 3073 (REI/VG)

3 2 2

Price: $1,021,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

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