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	2/23 Barwon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $790,000 & $849,000

Median sale price

Median price $677,888 Property Type Townhouse Suburb Reservoir

Period - From 08/10/2023 to 07/10/2024 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	3/98 Royal Pde RESERVOIR 3073	$865,500	25/08/2024
2	3/32 Storey Rd RESERVOIR 3073	$850,000	06/06/2024
3	1/79 St Vigeons Rd RESERVOIR 3073	$790,000	29/05/2024

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: 08/10/2024 23:29

2/23 Barwon Avenue, Reservoir Vic 3073

Matthew Zagami
03 9070 5095
0414 751 998
MatthewZagami@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$790,000 - $849,000
Median Townhouse Price
08/10/2023 - 07/10/2024: $677,888

Comparable Properties



3/98 Royal Pde RESERVOIR 3073 (REI)

3 2 1

Price: $865,500
Method: Sold Before Auction
Date: 25/08/2024
Property Type: Townhouse (Res)

Agent Comments



3/32 Storey Rd RESERVOIR 3073 (REI/VG)

3 2 2

Price: $850,000
Method: Sold Before Auction
Date: 06/06/2024
Property Type: Townhouse (Res)

Agent Comments

1/79 St Vigeons Rd RESERVOIR 3073 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 29/05/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

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