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	25a Liston Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $895,500 Property Type House Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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	37 Locher Av RESERVOIR 3073	$660,000	30/10/2024
2	78 Cheddar Rd RESERVOIR 3073	$650,000	25/10/2024
3	75 Liston Av RESERVOIR 3073	$688,000	19/08/2024

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: 17/12/2024 14:15

25a Liston Avenue, Reservoir Vic 3073

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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
September quarter 2024: $895,500

Comparable Properties



37 Locher Av RESERVOIR 3073 (REI)

3 1 2

Price: $660,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 580 sqm approx

Agent Comments



78 Cheddar Rd RESERVOIR 3073 (REI)

3 2 4

Price: $650,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 628 sqm approx

Agent Comments



75 Liston Av RESERVOIR 3073 (REI)

3 1 1

Price: $688,000
Method: Private Sale
Date: 19/08/2024
Property Type: House (Res)

Agent Comments

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