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	3 Academy Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $1,100,000 & $1,190,000

Median sale price

Median price $889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	20 Cameron St RESERVOIR 3073	$1,120,000	09/01/2025
2	16 Pershing St RESERVOIR 3073	$1,100,000	19/12/2024
3	83 Henty St RESERVOIR 3073	$1,180,000	05/12/2024

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: 19/03/2025 09:23

3 Academy Avenue, Reservoir Vic 3073

Colin Abbas
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0414 659 635
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3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,190,000
Median House Price
December quarter 2024: $889,500

Comparable Properties

20 Cameron St RESERVOIR 3073 (REI)

3 2 2

Price: $1,120,000
Method:
Date: 09/01/2025
Property Type: House

Agent Comments

16 Pershing St RESERVOIR 3073 (REI)

3 1 4

Price: $1,100,000
Method:
Date: 19/12/2024
Property Type: House

Agent Comments

83 Henty St RESERVOIR 3073 (REI)

3 2 2

Price: $1,180,000
Method:
Date: 05/12/2024
Property Type: House

Agent Comments

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