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	41 Glasgow Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $1,000,000 & $1,055,000

Median sale price

Median price $890,000 Property Type House Suburb Reservoir

Period - From 06/05/2024 to 05/05/2025 Source Property Data

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	55 Allenby Av RESERVOIR 3073	$1,030,000	28/02/2025
2	22 Odonnell St RESERVOIR 3073	$1,020,000	30/11/2024
3	28 Tovey St RESERVOIR 3073	$1,000,000	06/11/2024

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: 06/05/2025 16:26

41 Glasgow Avenue, Reservoir Vic 3073

BARRYPLANT



3 1 4

Property Type: House
Land Size: 824 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,055,000
Median House Price
06/05/2024 - 05/05/2025: $890,000

Comparable Properties



55 Allenby Av RESERVOIR 3073 (REI)

3 2 2

Price: $1,030,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: House (Res)
Land Size: 900 sqm approx

Agent Comments



22 Odonnell St RESERVOIR 3073 (REI/VG)

3 1 3

Price: $1,020,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 823 sqm approx

Agent Comments



28 Tovey St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $1,000,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

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