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	17 Allenby Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $900,000 & $970,000

Median sale price

Median price $910,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 to 31/03/2025 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	122 Glasgow Av RESERVOIR 3073	$1,050,000	27/03/2025
2	31 Mahoneys Rd RESERVOIR 3073	$950,000	01/03/2025
3	15 Elliot St RESERVOIR 3073	$1,201,000	23/11/2024

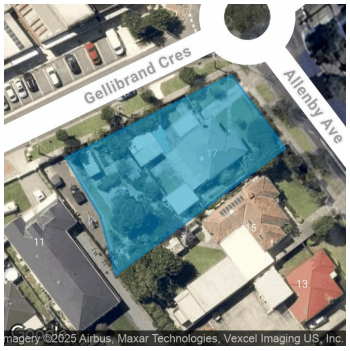
OR

~~**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: 05/05/2025 11:30

17 Allenby Avenue, Reservoir Vic 3073

BARRYPLANT



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1245 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $970,000
Median House Price
March quarter 2025: $910,000

Comparable Properties



122 Glasgow Av RESERVOIR 3073 (REI)

3 | 1 | 2

Price: $1,050,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 964 sqm approx

Agent Comments



31 Mahoneys Rd RESERVOIR 3073 (REI/VG)

3 | 1 | 4

Price: $950,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments



15 Elliot St RESERVOIR 3073 (REI/VG)

3 | 1 | 3

Price: $1,201,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 1044 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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