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 LISTON AVENUE RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Reservoir
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 6 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
224 ALBERT STREET RESERVOIR VIC 3073	$717,500	12-Aug-24
47 LANE CRESCENT RESERVOIR VIC 3073	$710,000	19-Jun-24

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 6 months.

This Statement of Information was prepared on: 26 September 2024

Fadi Khoder
M 03 9300 2344
E glenroyadmin@barryplant.com.au



224 ALBERT STREET RESERVOIR VIC 3073

3 1 1

Sold Price RS $717,500 Sold Date 12-Aug-24

Distance 3.48km



47 LANE CRESCENT RESERVOIR VIC 3073

3 1 1

Sold Price $710,000 Sold Date 19-Jun-24

Distance 1.77km

RS = Recent sale **UN** = Undisclosed Sale

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