



 3  1  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

September quarter 2020: \$770,000

Comparable Properties



15 Daleglen St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$670,000

Method: Sold Before Auction

Date: 05/11/2020

Property Type: House

Land Size: 540 sqm approx

14 Rosenthal Cr RESERVOIR 3073 (REI)

Agent Comments

 -  -  -

Price: \$630,000

Method: Private Sale

Date: 31/10/2020

Property Type: House



2a Gourock St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$630,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

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

8 Liston Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$770,000 Property Type House Suburb Reservoir

Period - From 01/07/2020 to 30/09/2020 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	15 Daleglen St RESERVOIR 3073	\$670,000	05/11/2020
2	14 Rosenthal Cr RESERVOIR 3073	\$630,000	31/10/2020
3	2a Gourock St RESERVOIR 3073	\$630,000	31/10/2020

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: 13/01/2021 15:46