

# 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

58 Yarra Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,169,000

### Median sale price

Median price \$955,500

Property Type House

Suburb Reservoir

Period - From 01/10/2021

to 31/12/2021

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	853 Plenty Rd RESERVOIR 3073	\$1,200,000	06/09/2021
2	96 Madeline St PRESTON 3072	\$1,175,000	22/12/2021
3	24 Erskine Av RESERVOIR 3073	\$1,090,000	05/01/2022

**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:

01/03/2022 07:19

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2   1   2

**Property Type:** House (Res)

**Land Size:** 684 sqm approx

**Agent Comments**

Plans for 4 x 2 bedroom townhouses.

**Indicative Selling Price**

\$1,169,000

**Median House Price**

December quarter 2021: \$955,500

## Comparable Properties



**853 Plenty Rd RESERVOIR 3073 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 06/09/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 729 sqm approx



**96 Madeline St PRESTON 3072 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,175,000

**Method:** Private Sale

**Date:** 22/12/2021

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**24 Erskine Av RESERVOIR 3073 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 05/01/2022

**Property Type:** House

**Land Size:** 800 sqm approx

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