## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$535,000

Property	offered	for sa	e
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Address	4/64 Andrews Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$640,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

3/34 Drysdale St RESERVOIR 3073

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.

Add	dress of comparable property	Price	Date of sale
1	2/17 Lake St RESERVOIR 3073	\$565,000	13/07/2025
2	2/16 Jinghi Rd RESERVOIR 3073	\$537,500	28/06/2025

#### OR

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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:	15/07/2025 17:48



07/06/2025



Brian Te 03 9070 5095 0477429859 briante@jelliscraig.com.au

**Indicative Selling Price** \$495,000 - \$540,000 **Median Unit Price** June quarter 2025: \$640,000



Property Type: Unit **Agent Comments** 

# Comparable Properties



2/17 Lake St RESERVOIR 3073 (REI)

2

Price: \$565,000 Method: Auction Sale Date: 13/07/2025 **Property Type:** Unit

**Agent Comments** 



2/16 Jinghi Rd RESERVOIR 3073 (REI)

2





**Agent Comments** 













Price: \$535,000 Method: Private Sale Date: 07/06/2025 Property Type: Unit

**Agent Comments** 

Account - Jellis Craig | P: 03 9070 5095





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