## 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	2 Davidson Street, Reservoir Vic 3073
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,000,000	&	\$1,050,000
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### Median sale price

Median price	\$910,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	36 Pallant Av RESERVOIR 3073	\$1,081,000	14/06/2025
2	169 Glasgow Av RESERVOIR 3073	\$1,000,000	17/05/2025
3	13 Ryan St RESERVOIR 3073	\$950,000	12/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/07/2025 10:34









Property Type: House (Previously

Occupied - Detached) Land Size: 892 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,050,000 **Median House Price** March quarter 2025: \$910,000

# Comparable Properties



36 Pallant Av RESERVOIR 3073 (REI)

Price: \$1,081,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 840 sqm approx

**Agent Comments** 



169 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 17/05/2025 Property Type: House Land Size: 892 sqm approx



13 Ryan St RESERVOIR 3073 (REI/VG)

Price: \$950,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res) Land Size: 921 sqm approx **Agent Comments** 

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





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