

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

28 AMEILY CRESCENT 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

\$900,000

&

\$990,000

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

151 BROADHURST AVENUE RESERVOIR VIC 3073	\$932,500	24-Aug-24
18 BEST STREET RESERVOIR VIC 3073	\$962,500	01-Jun-24
36 MASSEY AVENUE RESERVOIR VIC 3073	\$950,000	31-May-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: 20 September 2024

Andrew Montalto

P 03 9190 9988

M 0419 358 775

E amontalto@hockingstuart.com



151 BROADHURST AVENUE RESERVOIR VIC 3073

 3  1  1

Sold Price

^{RS}

\$932,500

Sold Date **24-Aug-24**

Distance

0.31km



18 BEST STREET RESERVOIR VIC 3073

 3  2  2

Sold Price

\$962,500

Sold Date **01-Jun-24**

Distance

0.64km



36 MASSEY AVENUE RESERVOIR VIC 3073

 3  1  2

Sold Price

\$950,000

Sold Date **31-May-24**

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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