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## HOUSE Offered for Sale

23 Taylor Avenue Reservoir VIC 3073

■ 3 ■ 1 ■ 2

## Indicative Selling Price

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

Range between \$800,000 & \$880,000




## Median Sale Price

\$808,000 Houses in Reservoir between Jul 2017 - Jun 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	36 Crispe Street Reservoir VIC 3073 ■ 3 ■ 1 ■ 3	Sold Price	\$1,022,000	Sold Date	17-Mar-18	Distance	0.53km
	30 Crispe Street Reservoir VIC 3073 ■ 3 ■ 1 ■ 2	Sold Price	\$1,100,000	Sold Date	21-Apr-18	Distance	0.58km
	9 Edgar Street Reservoir VIC 3073 ■ 4 ■ 2 ■ -	Sold Price	\$950,000	Sold Date	26-Mar-18	Distance	1.03km

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