

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	205 Broadway RESERVOIR 3073	\$620,000	12/11/2018
2	4/24 Leamington St RESERVOIR 3073	\$600,000	10/12/2018
3	1d Corben St RESERVOIR 3073	\$599,000	05/12/2018

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.

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Indicative Selling Price

\$570,000 - \$600,000

Median House Price

December quarter 2018: \$750,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



205 Broadway RESERVOIR 3073 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 12/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 242 sqm approx

4/24 Leamington St RESERVOIR 3073 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 10/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1d Corben St RESERVOIR 3073 (REI)

Agent Comments



Price: \$599,000

Method: Sold Before Auction

Date: 05/12/2018

Rooms: -

Property Type: House (Res)