

# 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

35 Elliot Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$650,000 & \$715,000

### Median sale price

Median price \$814,750 Property Type House Suburb Reservoir

Period - From 01/10/2019 to 31/12/2019 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		Price	Date of sale
1	16 Ida Ct RESERVOIR 3073	\$651,000	21/12/2019
2			
3			

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.~~

This Statement of Information was prepared on:

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 3  1  2

**Rooms:** 5

**Property Type:** house

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median House Price**

December quarter 2019: \$814,750

## Comparable Properties



**16 Ida Ct RESERVOIR 3073 (REI)**

Agent Comments

 3  1  1

**Price:** \$651,000

**Method:** Auction Sale

**Date:** 21/12/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 624 sqm approx

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.