

## 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

31 Orchid Avenue, 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 \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$846,000 House X Unit Suburb Reservoir

Period - From 01/04/2017 to 30/06/2017 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	28m Hughes Pde RESERVOIR 3073	\$1,202,000	25/03/2017
2	114 Glasgow Av RESERVOIR 3073	\$1,075,000	29/04/2017
3	6 Sedge Ct RESERVOIR 3073	\$1,005,000	20/05/2017

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.~~



**Rooms:**

**Property Type:** Land

**Land Size:** 539 sqm approx

**Agent Comments**

## Comparable Properties



**28m Hughes Pde RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$1,202,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 892 sqm approx



**114 Glasgow Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 833 sqm approx



**6 Sedge Ct RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)