

## 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

3 Box 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 \$780,000 & \$850,000

#### Median sale price

Median price \$755,000 House X Unit Suburb Reservoir

Period - From 01/07/2018 to 30/09/2018 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		
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.



 3  2  4

**Rooms:**

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

September quarter 2018: \$755,000

## Comparable Properties

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. There are no properties that are similar in comparison to this property. This property is 28sq in size which is much larger than other townhouses and no 2 story homes compare to this one. This property sits on a large parcel of approximately 420sqm of land but does not share any common property which is why we believe there are no comparable sales within 2kn in the last 6 months.