

## 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

28 Morris 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 \$625,000

&

\$645,000

#### Median sale price

Median price \$695,000

House

X

Unit

Suburb Reservoir

Period - From 01/01/2019

to

31/03/2019

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		
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    1   

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 889.587 sqm approx

Agent Comments

**Indicative Selling Price**

\$625,000 - \$645,000

**Median House Price**

March quarter 2019: \$695,000

## Comparable Properties

**10 Clarke St THOMASTOWN 3074 (REI)**

Agent Comments

 3    2    2

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**59 Elliot St RESERVOIR 3073 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 825 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.