

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 42 Marchant Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$810,000 & \$860,000

Median sale price

Median price \$820,500 House X Unit Suburb Reservoir

Period - From 01/04/2018 to 30/06/2018 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	34 Kenilworth St RESERVOIR 3073	\$865,000	23/06/2018
2	37 Cuthbert Rd RESERVOIR 3073	\$865,000	12/05/2018
3	51 Cuthbert Rd RESERVOIR 3073	\$820,000	16/07/2018

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.



 3  1  1

Rooms:

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$810,000 - \$860,000

Median House Price

June quarter 2018: \$820,500

Comparable Properties



34 Kenilworth St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$865,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)



37 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$865,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 715 sqm approx



51 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$820,000

Method: Private Sale

Date: 16/07/2018

Rooms: -

Property Type: House

Land Size: 637 sqm approx