

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

40 Gellibrand Crescent, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$640,000

Median sale price

Median price \$695,000

House

X

Unit

Suburb

Reservoir

Period - From 01/01/2019

to

31/03/2019

Source REIV

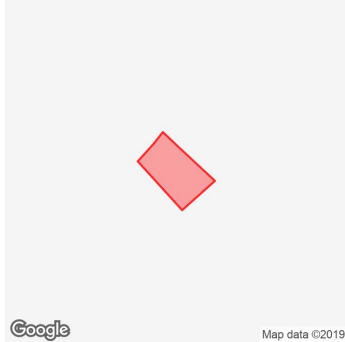
Comparable property sales (*Delete A or B below as applicable)

- 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 Ameily Cr RESERVOIR 3073	\$665,000	08/04/2019
2	21 Sturdee St RESERVOIR 3073	\$615,000	24/05/2019
3	28 Morris St RESERVOIR 3073	\$572,500	01/06/2019

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: 5
Property Type: House
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 March quarter 2019: \$695,000

Comparable Properties



2 Ameily Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 08/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 503 sqm approx



21 Sturdee St RESERVOIR 3073 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 24/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 671 sqm approx



28 Morris St RESERVOIR 3073 (REI)

Agent Comments



Price: \$572,500
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 890 sqm approx