

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	22 Lloyd Avenue, Reservoir Vic 3073
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Indicative selling price

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

Range between	\$690,000	&	\$759,000
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Median sale price

Median price	\$840,000	House	X	Unit		Suburb	Reservoir
Period - From	01/10/2017	to	31/12/2017	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	56 Lloyd Av RESERVOIR 3073	\$750,000	12/12/2017
2	11 Lloyd Av RESERVOIR 3073	\$717,000	23/11/2017
3	17 Gertz Av RESERVOIR 3073	\$710,000	21/12/2017

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:
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
December quarter 2017: \$840,000

Comparable Properties

56 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 12/12/2017
Rooms: 5
Property Type: House (Res)



11 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$717,000
Method: Sold Before Auction
Date: 23/11/2017
Rooms: -
Property Type: House (Res)



17 Gertz Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 21/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 540 sqm approx