

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	108 Hughes Parade, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$615,000

Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Reservoir
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	3 Louis St RESERVOIR 3073	\$620,000	08/12/2018
2	44 Hughes Pde RESERVOIR 3073	\$591,000	08/12/2018
3	5 Landy St RESERVOIR 3073	\$590,000	17/11/2018

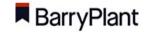
OR

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.





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 492 sqm approx

Agent Comments

Indicative Selling Price \$615,000 **Median House Price**

December quarter 2018: \$750,000

Comparable Properties



3 Louis St RESERVOIR 3073 (REI/VG)





Price: \$620,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 518 sqm approx

Agent Comments



44 Hughes Pde RESERVOIR 3073 (REI)

3





Price: \$591,000 Method: Auction Sale Date: 08/12/2018

Rooms: 5

Property Type: House (Res) Land Size: 565 sqm approx

Agent Comments



5 Landy St RESERVOIR 3073 (REI/VG)





Price: \$590,000 Method: Auction Sale Date: 17/11/2018

Rooms: 4

Property Type: House (Res) Land Size: 363 sqm approx

Agent Comments

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