

Adrian Antonello 9460 5066 0412 003 318 aantonello@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including subur	dress 5 Romsey 9 code	5 Romsey Street, Reservoir Vic 3073						
Indicative sellin	g price							
For the meaning o	f this price see co	nsumer.vic.gov.au/เ	underquoting					
Range between	\$550,000	&	\$595,000					

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	1/99 Miranda Rd RESERVOIR 3073	\$595,100	16/10/2018
2	1/26 Dundee St RESERVOIR 3073	\$594,500	06/10/2018
3	1/40 Crookston Rd RESERVOIR 3073	\$555,000	08/09/2018

OR

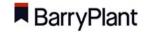
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$550,000 - \$595,000 **Median House Price** December quarter 2018: \$750,000





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 263 sqm approx

Agent Comments

Comparable Properties



1/99 Miranda Rd RESERVOIR 3073 (REI/VG)

-- 3



Price: \$595,100 Method: Private Sale Date: 16/10/2018

Rooms: 3

Property Type: House (Res)

Agent Comments



1/26 Dundee St RESERVOIR 3073 (REI/VG)





Price: \$594,500 Method: Auction Sale Date: 06/10/2018 Rooms: 4

Property Type: Unit

Agent Comments



1/40 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments

Price: \$555,000 Method: Auction Sale Date: 08/09/2018

Rooms: 4

= 3

Property Type: Unit

Land Size: 252 sqm approx

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