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	3/18 Mccomas Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price \$512,500	Property Type U	nit	Suburb	Reservoir
Period - From 01/04/2019	to 30/06/2019	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

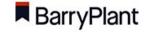
Address of comparable property		Price	Date of sale
1	3/154 North Rd RESERVOIR 3073	\$527,000	18/05/2019
2	5/20 Storey Rd RESERVOIR 3073	\$495,000	26/06/2019
3	2/46 Ashton St RESERVOIR 3073	\$477,000	20/07/2019

OR

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

This Statement of Information was prepared on:	16/10/2019 10:30





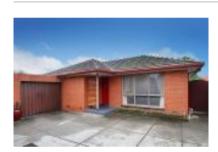




Property Type: Land **Agent Comments**

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** June quarter 2019: \$512,500

Comparable Properties



3/154 North Rd RESERVOIR 3073 (REI/VG)



Price: \$527,000 Method: Auction Sale Date: 18/05/2019 Property Type: Unit

Agent Comments



5/20 Storey Rd RESERVOIR 3073 (REI/VG)

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Price: \$495,000 Method: Private Sale Date: 26/06/2019 Property Type: Unit

Agent Comments



2/46 Ashton St RESERVOIR 3073 (REI/VG)

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Price: \$477,000 Method: Auction Sale Date: 20/07/2019

Rooms: 5

Property Type: Unit

Land Size: 134 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



