

# 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

3/18 Mccomas Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$512,500 Property Type Unit 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	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 comparable properties 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)**

**Agent Comments**



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



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

**Agent Comments**



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



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

**Agent Comments**



**Price:** \$477,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 134 sqm approx