

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

28 Bourke Street, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$748,000

Median sale price

Median price \$820,000

House

X

Unit

Suburb

Reservoir

Period - From 01/10/2016

to

30/09/2017

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	7 Dwyer Av RESERVOIR 3073	\$700,000	01/08/2017
2	4 Blanche Ct COBURG NORTH 3058	\$690,000	03/06/2017
3	12 Kolverne St RESERVOIR 3073	\$650,000	17/10/2017

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: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



7 Dwyer Av RESERVOIR 3073 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 01/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 542 sqm approx



4 Blanche Ct COBURG NORTH 3058 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 5

Property Type: House (Res)



12 Kolverne St RESERVOIR 3073 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 17/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 491 sqm approx