

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

1/91 Thackeray Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$528,750

House

Unit

X

Suburb

Reservoir

Period - From 01/04/2017

to

30/06/2017

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	1/49 Storey Rd RESERVOIR 3073	\$706,000	31/08/2017
2	1/33 Oconnor St RESERVOIR 3073	\$672,000	29/07/2017
3	3/169 Broadway RESERVOIR 3073	\$660,000	21/08/2017

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.~~



2 1 1

Rooms:

Property Type: Dual Occupancy

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

June quarter 2017: \$528,750

Comparable Properties

1/49 Storey Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$706,000

Method: Private Sale

Date: 31/08/2017

Rooms: -

Property Type: Townhouse (Res)



1/33 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$672,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 3

Property Type: Townhouse (Res)

3/169 Broadway RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 21/08/2017

Rooms: -

Property Type: Townhouse (Res)