

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	3/53 Chaleyer Street, Reservoir Vic 3073	-	
postcode	14		

Indicative selling price

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

Range between	\$345,000	&	\$370,000
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Median sale price

Median price	\$577,500	Hou	use	Unit	х	Suburb	Reservoir
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	16/696 Plenty Rd RESERVOIR 3073	\$365,000	26/06/2018
2	2/30 Robb St RESERVOIR 3073	\$350,000	28/07/2018
3	4/67 King William St RESERVOIR 3073	\$340,000	28/08/2018

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.





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







Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$345,000 - \$370,000 Median Unit Price June quarter 2018: \$577,500

Comparable Properties



16/696 Plenty Rd RESERVOIR 3073 (VG)

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Price: \$365,000 Method: Sale Date: 26/06/2018

Rooms: -

Property Type: Strata Flat - Single OYO Flat

Agent Comments



2/30 Robb St RESERVOIR 3073 (REI)

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Agent Comments

Price: \$350,000 Method: Auction Sale Date: 28/07/2018 Rooms: 2

Property Type: Unit

4/67 King William St RESERVOIR 3073 (REI)

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Agent Comments

Price: \$340,000 Method: Private Sale Date: 28/08/2018 Rooms: 2

Property Type: Unit

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.