

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

49 Elliot Street, Reservoir Vic 3073

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$861,000

House

X

Unit

Suburb Reservoir

Period - From 01/07/2017

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	34 Alcock St RESERVOIR 3073	\$860,000	10/10/2017
2	142 Hickford St RESERVOIR 3073	\$858,000	23/09/2017
3	66 Lockton Av RESERVOIR 3073	\$788,000	27/05/2017

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 (Res)

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



34 Alcock St RESERVOIR 3073 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 10/10/2017

Rooms: 5

Property Type: House (Res)



142 Hickford St RESERVOIR 3073 (REI)

Agent Comments



Price: \$858,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)



66 Lockton Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$788,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 547 sqm approx