

## 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

1/19 Fordham Road, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$610,000

#### Median sale price

Median price \$589,501

House

Unit

X

Suburb

Reservoir

Period - From 01/01/2018

to

31/03/2018

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.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 1/90 Miranda Rd RESERVOIR 3073 | \$665,000 | 18/12/2017   |
| 2 | 7 Pickett St RESERVOIR 3073    | \$651,000 | 17/03/2018   |
| 3 | 1/21 Banff St RESERVOIR 3073   | \$630,000 | 27/11/2017   |

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.



 3  
  1  
  1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 329 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$610,000  
**Median Unit Price**  
 March quarter 2018: \$589,501

## Comparable Properties



1/90 Miranda Rd RESERVOIR 3073 (VG)

Agent Comments

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**Price:** \$665,000  
**Method:** Sale  
**Date:** 18/12/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Dwelling



7 Pickett St RESERVOIR 3073 (REI)

Agent Comments

 3  
  2  
  1

**Price:** \$651,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 289 sqm approx



1/21 Banff St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  
  1  
  2

**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2017  
**Rooms:** 4  
**Property Type:** Unit