

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

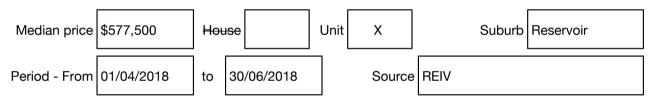
1/137 Hickford Street, Reservoir Vic 3073

Indicative selling price

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

Range between	\$540,000	&	\$580,000	

Median sale price



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	2/166 Rathcown Rd RESERVOIR 3073	\$610,000	28/07/2018
2	5/6-8 Box St RESERVOIR 3073	\$575,000	04/07/2018
3	15/31-35 Johnson St RESERVOIR 3073	\$550,000	23/05/2018

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.

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propertydata

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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.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$540,000 - \$580,000 Median Unit Price June quarter 2018: \$577,500

Comparable Properties

2/166 Rathcown Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$610,000 Method: Auction Sale Date: 28/07/2018 Rooms: -Property Type: Townhouse (Res)



5/6-8 Box St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$575,000 Method: Private Sale Date: 04/07/2018 Rooms: 5 Property Type: Townhouse (Res) Land Size: 225 sqm approx

15/31-35 Johnson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$550,000 Method: Private Sale Date: 23/05/2018 Rooms: -Property Type: Townhouse (Res)

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