

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$577,500 House Unit X 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.

	Address 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.



**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)