47 Howard Street, Reservoir Vic 3073



Rawad Dbaissy





Rooms: Property Type: House Land Size: 692 sqm Agent Comments 9460 6511 0428 844 917 rawad.d@lovere.com.au

Indicative Selling Price \$930,000 - \$1,023,000 Median House Price March quarter 2017: \$820,000

### **Comparable Properties**

12 Delaware St RESERVOIR 3073 (REI) 3 1 1 1 Price: \$981,000 Method: Auction Sale Date: 25/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 697 sqm	Agent Comments
44 Mendip Rd RESERVOIR 3073 (REI) 4 1 2 2 Price: \$930,000 Method: Auction Sale Date: 20/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 635 sqm	Agent Comments
7 Thackeray Rd RESERVOIR 3073 (REI) 3 1 1 1 Price: \$928,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4 Property Type: House (Res) Land Size: 696 sqm	Agent Comments

Account - Love Real Estate

REIV

propertydata

Generated: 29/05/2017 17:37

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.



#### 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 47 Howard Street, Reservoir Vic 3073 Including suburb and postcode

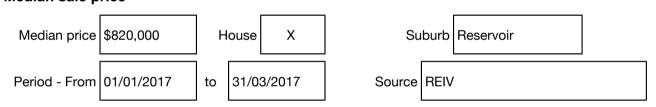
#### Indicative selling price

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

Range between \$930,000

&

Median sale price



\$1.023.000

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Delaware St RESERVOIR 3073	\$981,000	25/03/2017
44 Mendip Rd RESERVOIR 3073	\$930,000	20/05/2017
7 Thackeray Rd RESERVOIR 3073	\$928,000	25/02/2017

#### Account - Love Real Estate

#### Generated: 29/05/2017 17:37

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.



## propertydata