



Rooms:
Property Type: House
Land Size: 692 sqm
Agent Comments

Comparable Properties



12 Delaware St RESERVOIR 3073 (REI)

Agent Comments



Price: \$981,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm



44 Mendip Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 635 sqm



7 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$928,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm

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

47 Howard Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$930,000 & \$1,023,000

Median sale price

Median price \$820,000

House X

Suburb Reservoir

Period - From 01/01/2017 to 31/03/2017

Source REIV

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