

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

5 Landy Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$570,000

&

\$627,000

Median sale price

Median price \$755,000

House

X

Unit

Suburb Reservoir

Period - From 01/07/2018

to

30/09/2018

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	62 Banbury Rd RESERVOIR 3073	\$690,000	21/07/2018
2	14 Landy St RESERVOIR 3073	\$670,000	18/05/2018
3	345 Edwardes St RESERVOIR 3073	\$630,000	19/05/2018

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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Indicative Selling Price

\$570,000 - \$627,000

Median House Price

September quarter 2018: \$755,000



Rooms:

Property Type: House

Land Size: 407.773 sqm approx

Agent Comments

Comparable Properties

62 Banbury Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 456 sqm approx



14 Landy St RESERVOIR 3073 (REI)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 18/05/2018

Rooms: 3

Property Type: House



345 Edwardes St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx