

## 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

26 Tovey 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)

Single price \$715,000

**Median sale price**

Median price \$695,000

House

X

Unit

Suburb

Reservoir

Period - From 01/01/2019

to

31/03/2019

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	999 High St RESERVOIR 3073	\$782,000	17/11/2018
2	152 Purinuan Rd RESERVOIR 3073	\$765,000	01/03/2019
3	33 Broadhurst Av RESERVOIR 3073	\$750,000	09/12/2018

**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.

Harry Kontossis

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**Indicative Selling Price**

\$715,000

**Median House Price**

March quarter 2019: \$695,000



 3  1  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 830 sqm approx

Agent Comments

## Comparable Properties



**999 High St RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$782,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 977 sqm approx



**152 Purinuan Rd RESERVOIR 3073 (VG)**

Agent Comments

 3  -  -

**Price:** \$765,000

**Method:** Sale

**Date:** 01/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**33 Broadhurst Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 09/12/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 905 sqm approx