

Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

### 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

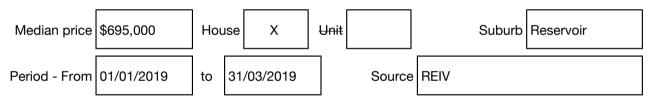
26 Tovey Street, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$715,000

#### Median sale price



#### 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.

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100

propertydata

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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.







Rooms: Property Type: House (Res) Land Size: 830 sqm approx

Agent Comments

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> Indicative Selling Price \$715,000 Median House Price March quarter 2019: \$695,000

## **Comparable Properties**

999 High St RESERVOIR 3073 (REI/VG) 3 1 2 Price: \$782,000 Method: Auction Sale Date: 17/11/2018 Rooms: - Property Type: House (Res) Land Size: 977 sqm approx	Agent Comments
152 Purinuan Rd RESERVOIR 3073 (VG) → 3 → → → → → → → → → → → → → → → → → →	Agent Comments
33 Broadhurst Av RESERVOIR 3073 (REI/VG) 3 1 1 1 Price: \$750,000 Method: Private Sale Date: 09/12/2018 Rooms: 4 Property Type: House (Res) Land Size: 905 sqm approx	Agent Comments

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