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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending March 2017: \$755,500



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



5 Pamela Ct THOMASTOWN 3074 (REI)

Agent Comments



Price: \$653,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 632 sqm approx

125 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 10/05/2017

Rooms: -

Property Type: House

Land Size: 680 sqm approx



273 Mahoneys Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$601,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 469 sqm approx

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

2 Moira Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$755,500

House X

Suburb Reservoir

Period - From 01/04/2016 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
5 Pamela Ct THOMASTOWN 3074	\$653,000	03/06/2017
125 Broadhurst Av RESERVOIR 3073	\$615,000	10/05/2017
273 Mahoneys Rd RESERVOIR 3073	\$601,000	25/02/2017