

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	21 Sturdee Street, Reservoir Vic 3073
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Indicative selling price

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

Single price \$650,000

Median sale price

Median price	\$767,000	House	X	Unit		Suburb	Reservoir
Period - From	01/04/2018	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	18 Henderson St RESERVOIR 3073	\$680,000	01/04/2019
2	21 Mcshane St RESERVOIR 3073	\$672,000	05/12/2018
3	59 Elliot St RESERVOIR 3073	\$640,000	16/02/2019

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.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000
Median House Price
 Year ending March 2019: \$767,000

Comparable Properties



18 Henderson St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$680,000
Method: Sold Before Auction
Date: 01/04/2019
Rooms: 4
Property Type: House (Res)



21 Mcshane St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$672,000
Method: Private Sale
Date: 05/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 775 sqm approx



59 Elliot St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$640,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 825 sqm approx