

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

4/52 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$528,750

House

Unit

X

Suburb

Reservoir

Period - From

01/04/2017

to

30/06/2017

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	2/65 Purinuan Rd RESERVOIR 3073	\$635,000	06/06/2017
2	1/64 Purinuan Rd RESERVOIR 3073	\$620,000	26/08/2017
3	1/74 Miranda Rd RESERVOIR 3073	\$605,000	13/05/2017

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 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
June quarter 2017: \$528,750

Comparable Properties



2/65 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$635,000
Method: Sold Before Auction
Date: 06/06/2017
Rooms: 5
Property Type: Unit
Land Size: 247 sqm approx



1/64 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$620,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: Unit

1/74 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$605,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 371 sqm approx