

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

3/7 Johnson Street, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,000

Median sale price

Median price \$565,000 House Unit X Suburb Reservoir

Period - From 01/01/2018 to 31/12/2018 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	8/161 Wilson Blvd RESERVOIR 3073	\$575,000	24/11/2018
2	2/16-18 Harbury St RESERVOIR 3073	\$560,000	20/10/2018
3	7/4 Pratt St RESERVOIR 3073	\$551,000	13/10/2018

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.



 3  1  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$559,000
Median Unit Price
Year ending December 2018: \$565,000

Comparable Properties



8/161 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$575,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Townhouse (Res)



2/16-18 Harbury St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$560,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 3
Property Type: Townhouse (Res)



7/4 Pratt St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$551,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 179 sqm approx