

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

3/11 Epstein Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2017

to

31/12/2017

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	3/19-21 Haig St RESERVOIR 3073	\$406,000	03/03/2018
2	1/33 Ashley St RESERVOIR 3073	\$378,000	16/09/2017
3	1c Wattlebrae St RESERVOIR 3073	\$360,000	06/10/2017

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.



Indicative Selling Price
\$399,000
Median Unit Price
December quarter 2017: \$585,000

A photograph of a single-story brick house with a white garage door on the left. The main entrance features a small porch with a dark door and a gabled roof. The house is surrounded by a lawn and some landscaping.

 1 1 1

 1  1  1

 1  -  -

