

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

2/827 Plenty Road, Reservoir Vic 3073

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

Range between \$295,000

&

\$324,500

Median sale price

Median price \$548,000

House

Unit

X

Suburb

Reservoir

Period - From 01/10/2018

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	4/3-5 Bradshaw St KINGSBURY 3083	\$338,000	01/12/2018
2	4/261-263 Broadway RESERVOIR 3073	\$275,000	13/02/2019
3	7/261-263 Broadway RESERVOIR 3073	\$265,000	25/11/2018

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.

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Indicative Selling Price

\$295,000 - \$324,500

Median Unit Price

December quarter 2018: \$548,000



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/3-5 Bradshaw St KINGSBURY 3083 (REI/VG) Agent Comments



Price: \$338,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Unit



4/261-263 Broadway RESERVOIR 3073 (VG) Agent Comments



Price: \$275,000

Method: Sale

Date: 13/02/2019

Rooms: -

Property Type: Strata Unit/Flat



7/261-263 Broadway RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$265,000

Method: Private Sale

Date: 25/11/2018

Rooms: 2

Property Type: Apartment