

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 2/14 Whitelaw Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$542,500 House Unit X Suburb Reservoir

Period - From 01/01/2019 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	1/10 Corvey Rd RESERVOIR 3073	\$585,000	23/03/2019
2	2/89 Thackeray Rd RESERVOIR 3073	\$580,000	22/12/2018
3	1/49 St Vigeons Rd RESERVOIR 3073	\$576,000	22/12/2018

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.



 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$575,000 - \$595,000
Median Unit Price
March quarter 2019: \$542,500

Comparable Properties



1/10 Corvey Rd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$585,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 3
Property Type: Townhouse (Res)

2/89 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 22/12/2018
Rooms: -
Property Type: Unit
Land Size: 85 sqm approx



1/49 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$576,000
Method: Private Sale
Date: 22/12/2018
Rooms: 5
Property Type: Townhouse (Res)