

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	14 Landy Street, Reservoir Vic 3073
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Indicative selling price

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

Single price \$650,000

Median sale price

Median price	\$863,500	House	X	Unit		Suburb	Reservoir
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

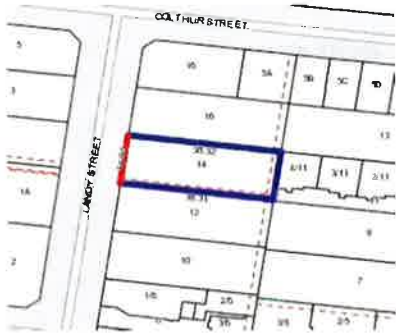
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median House Price

March quarter 2018: \$863,500

Comparable Properties

8 Ameily Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx



26 Banbury Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 25/11/2017

Rooms: 3

Property Type: House (Res)

Land Size: 534 sqm approx

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.