

## 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

16/696 Plenty Road, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000

&

\$380,000

#### Median sale price

Median price \$579,000

House

Unit

X

Suburb

Reservoir

Period - From 01/04/2017

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	102/204 High St PRESTON 3072	\$400,000	21/02/2018
2	4/293-297 Plenty Rd PRESTON 3072	\$395,000	07/03/2018
3	5/26 Ashley St RESERVOIR 3073	\$365,000	05/12/2017

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.



2 1 1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties

**102/204 High St PRESTON 3072 (REI)**

**Agent Comments**

2 2 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 21/02/2018

**Rooms:** -

**Property Type:** Apartment



**4/293-297 Plenty Rd PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 07/03/2018

**Rooms:** 3

**Property Type:** Apartment



**5/26 Ashley St RESERVOIR 3073 (REI)**

**Agent Comments**

2 1 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 05/12/2017

**Rooms:** 3

**Property Type:** Apartment