

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	36 Godley Street, Reservoir Vic 3073
postcode	

Indicative selling price

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

Range between	\$830,000	&	\$913,000

Median sale price

Median price	\$863,500	Hou	ise 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)

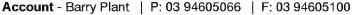
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

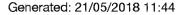
Ad	dress of comparable property	Price	Date of sale
1	23 Lawley St RESERVOIR 3073	\$920,000	11/04/2018
2	2a Callander St RESERVOIR 3073	\$872,500	21/04/2018
3	23 Florence Cl RESERVOIR 3073	\$835,000	10/05/2018

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.



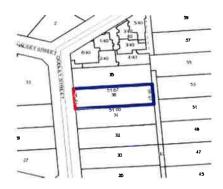














Property Type: House (Previously

Occupied - Detached) Land Size: 853 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$913,000 **Median House Price** March quarter 2018: \$863,500

Comparable Properties



23 Lawley St RESERVOIR 3073 (REI)

Price: \$920,000 Method: Private Sale Date: 11/04/2018

Rooms: 4

Property Type: House (Res) Land Size: 1060 sqm approx Agent Comments



2a Callander St RESERVOIR 3073 (REI)

3





Price: \$872,500 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments



23 Florence CI RESERVOIR 3073 (REI)

3





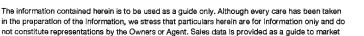
Price: \$835,000 Method: Private Sale Date: 10/05/2018

Rooms: -

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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