

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

36 Godley Street, Reservoir Vic 3073

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

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	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.~~



Rooms:

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)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 11/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 1060 sqm approx



2a Callander St RESERVOIR 3073 (REI)

Agent Comments



Price: \$872,500

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)



23 Florence CI RESERVOIR 3073 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 10/05/2018

Rooms: -

Property Type: House