

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

60 Southernhay Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$925,000

&

\$985,000

Median sale price

Median price \$846,000

House

X

Unit

Suburb Reservoir

Period - From 01/04/2017

to 30/06/2017

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	7 Thackeray Rd RESERVOIR 3073	\$928,000	25/02/2017
2	175 Broadway RESERVOIR 3073	\$950,000	25/02/2017
3	12 Delaware St RESERVOIR 3073	\$981,000	25/03/2017

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.~~

60 Southernhay Street, Reservoir Vic 3073



 4  1  3

Rooms: 5
Property Type: House/Land
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
\$925,000 - \$985,000
Median House Price
June quarter 2017: \$846,000

Comparable Properties



7 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$928,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm approx



175 Broadway RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  8

Price: \$950,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx



12 Delaware St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$981,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx