

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

16a Glasgow Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$840,000

House

X

Unit

Suburb

Reservoir

Period - From 01/10/2017

to

31/12/2017

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	2 Whitelaw St RESERVOIR 3073	\$725,000	13/12/2017
2	11 Lloyd Av RESERVOIR 3073	\$717,000	23/11/2017
3	47 Keon Pde RESERVOIR 3073	\$715,000	14/10/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median House Price
December quarter 2017: \$840,000

Comparable Properties

2 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 13/12/2017
Rooms: -
Property Type: House (Res)



11 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$717,000
Method: Sold Before Auction
Date: 23/11/2017
Rooms: -
Property Type: House (Res)



47 Keon Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 575 sqm approx