

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

61 Hobbs Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000 & \$850,000

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	55 Hughes Pde RESERVOIR 3073	\$850,000	10/05/2018
2	27 Callander St RESERVOIR 3073	\$820,000	21/04/2018
3	13 Wagga Rd RESERVOIR 3073	\$810,000	23/06/2018

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:
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 March quarter 2018: \$863,500

Comparable Properties



55 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 10/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 836 sqm approx

27 Callander St RESERVOIR 3073 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 843 sqm approx

13 Wagga Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 667 sqm approx