

Adriano Persichetti

94711100

0402055437

apersichetti@hockingstuart.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2017: \$555,000



2 1 1

Rooms:

Property Type: House

Land Size: 271.227

Agent Comments

Comparable Properties



1/29 Goulburn Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 3

Property Type: Unit

Land Size: 350 sqm

2/34 North Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$539,000

Method: Private Sale

Date: 13/01/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size:



4/65 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Unit

Land Size:

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

24 Wimmera Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$555,000

Unit

X

Suburb

Reservoir

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/29 Goulburn Av RESERVOIR 3073	\$550,000	03/12/2016
2/34 North Rd RESERVOIR 3073	\$539,000	13/01/2017
4/65 Thackeray Rd RESERVOIR 3073	\$505,000	29/04/2017