

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

11 Emma Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price

\$825,000

Median sale price*

Median price

\$780,000

Property Type

House

Suburb

Reservoir

Period - From

13/07/2019

to

13/07/2020

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	7/12-16 Pellew St, Reservoir, Vic 3073, Australia	\$775,000	25/05/2020
2	1 Barton St RESERVOIR 3073	\$850,000	27/03/2020
3	9 Emma Av RESERVOIR 3073	\$817,500	14/03/2020

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.~~

This Statement of Information was prepared on:

13/07/2020 17:44

 3  2  2

Property Type: House (Res)

Agent Comments

Brand new side by side home. Own title.

Indicative Selling Price
\$825,000

Median House Price *
13/07/2019 - 13/07/2020: \$780,000
* Agent calculated median

Comparable Properties



7/12-16 Pellew St, Reservoir, Vic 3073, Australia (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method:

Date: 25/05/2020

Property Type: House



1 Barton St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$850,000

Method: Sold Before Auction

Date: 27/03/2020

Property Type: House (Res)

Land Size: 321 sqm approx



9 Emma Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$817,500

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 280 sqm approx