

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

5 Lambassa Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$737,000

Property Type House

Suburb Reservoir

Period - From 01/10/2018

to 30/09/2019

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	11 Liston Av RESERVOIR 3073	\$595,000	06/07/2019
2	9 Greenock St RESERVOIR 3073	\$583,000	20/05/2019
3	88 Liston Av RESERVOIR 3073	\$570,000	16/07/2019

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:

29/10/2019 17:36

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Indicative Selling Price

\$540,000 - \$594,000

Median House Price

Year ending September 2019: \$737,000



Property Type:

Agent Comments

Comparable Properties



11 Liston Av RESERVOIR 3073 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 523 sqm approx



9 Greenock St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$583,000

Method: Private Sale

Date: 20/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 557 sqm approx

88 Liston Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 16/07/2019

Property Type: House (Res)

Land Size: 528 sqm approx