

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

71 Liston Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$700,500

House

X

Unit

Suburb Reservoir

Period - From 01/04/2019

to

30/06/2019

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	69 Hickford St RESERVOIR 3073	\$690,000	10/07/2019
2	18 Mcleod St THOMASTOWN 3074	\$673,000	06/07/2019
3	32 Invermay St RESERVOIR 3073	\$620,000	29/06/2019

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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

June quarter 2019: \$700,500

Comparable Properties



69 Hickford St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$690,000

Method: Private Sale

Date: 10/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 804 sqm approx



18 Mcleod St THOMASTOWN 3074 (REI)

Agent Comments

3 1 1

Price: \$673,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 4

Property Type: House (Res)



32 Invermay St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$620,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 529 sqm approx