

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	47 Purinuan Road, Reservoir Vic 3073
postcode	*

#### Indicative selling price

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

Range between	\$750,000	&	\$800,000

#### Median sale price

Median price	\$550,000	Hou	ese	Unit	Х	Suburb	Reservoir
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	95 Crookston Rd RESERVOIR 3073	\$750,000	22/09/2018
2	39 St Vigeons Rd RESERVOIR 3073	\$750,000	24/09/2018
3	48 Whitelaw St RESERVOIR 3073	\$737,000	30/06/2018

#### 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.





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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$750,000 - \$800,000 **Median Unit Price** September quarter 2018: \$550,000

## Comparable Properties

95 Crookston Rd RESERVOIR 3073 (REI)

3





**Agent Comments** 

Price: \$750,000 Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: House (Res) Land Size: 687 sqm approx



39 St Vigeons Rd RESERVOIR 3073 (REI)







Price: \$750,000 Method: Private Sale Date: 24/09/2018

Rooms: 4

Property Type: House Land Size: 743 sqm approx



48 Whitelaw St RESERVOIR 3073 (REI)

3





Price: \$737,000 Method: Auction Sale Date: 30/06/2018

Rooms: 4

Property Type: House (Res) Land Size: 712 sqm approx **Agent Comments** 

**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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