

## 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

16 Best Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$850,000

#### Median sale price

Median price

\$820,000

House

X

Unit

Suburb

Reservoir

Period - From

01/10/2017

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.

	Address of comparable property	Price	Date of sale
1	35 Oconnor St RESERVOIR 3073	\$856,000	01/12/2018
2	13 Gloucester St RESERVOIR 3073	\$840,000	06/10/2018
3	106 OConnor Ct RESERVOIR 3073	\$815,000	27/10/2018

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.~~



 3  1  1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000

**Median House Price**  
Year ending September 2018: \$820,000

## Comparable Properties



**35 Oconnor St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$856,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 802 sqm approx



**13 Gloucester St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

**106 OConnor Ct RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx