

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

4/3 Mccomas Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$568,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2020 to 30/06/2020 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	3/70 Jensen Rd PRESTON 3072	\$615,500	15/08/2020
2	1/17 Mccomas St RESERVOIR 3073	\$597,500	02/07/2020
3	3/44 Mccomas St RESERVOIR 3073	\$582,500	09/07/2020

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:

08/09/2020 11:38



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

June quarter 2020: \$568,500

Comparable Properties

3/70 Jensen Rd PRESTON 3072 (REI)

Agent Comments



Price: \$615,500

Method: Auction Sale

Date: 15/08/2020

Property Type: Townhouse (Res)



1/17 Mccomas St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$597,500

Method: Private Sale

Date: 02/07/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 157 sqm approx



3/44 Mccomas St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$582,500

Method: Private Sale

Date: 09/07/2020

Rooms: 3

Property Type: Unit