

# 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

6/16-18 Harbury 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)

Range between \$530,000 & \$560,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2019 to 31/12/2019 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	1b Croft Cr RESERVOIR 3073	\$565,000	09/11/2019
2	3/72 Leamington St RESERVOIR 3073	\$550,000	11/10/2019
3	4/32 Crookston Rd RESERVOIR 3073	\$547,000	29/02/2020

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:

11/03/2020 10:06



**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$560,000  
**Median Unit Price**  
December quarter 2019: \$605,000

## Comparable Properties



**1b Croft Cr RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$565,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** Unit  
**Land Size:** 202 sqm approx

**3/72 Leamington St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2019  
**Property Type:** Unit  
**Land Size:** 210 sqm approx



**4/32 Crookston Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$547,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** Unit