

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

3 Bendigo Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$949,000

Median sale price

Median price

\$755,000

House

X

Unit

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.

	Address of comparable property	Price	Date of sale
1	6 Ambon St PRESTON 3072	\$940,000	13/07/2018
2	61 Cuthbert Rd RESERVOIR 3073	\$910,000	06/10/2018
3	44 Thackeray Rd RESERVOIR 3073	\$900,000	13/10/2018

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  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$949,000

Median House Price
September quarter 2018: \$755,000

Comparable Properties



6 Ambon St PRESTON 3072 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Private Sale
Date: 13/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 637 sqm approx



61 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$910,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 626 sqm approx

44 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$900,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx