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Rooms:
Property Type: Unit
Land Size:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
March quarter 2017: \$555,000

Comparable Properties



6/2a Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 3
Property Type: Unit
Land Size:



2/80 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 27/02/2017
Rooms: 4
Property Type: Unit
Land Size:



2/152 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$480,000
Method: Sold Before Auction
Date: 10/11/2016
Rooms: 4
Property Type: Unit
Land Size:

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	1/146 St Vigeons Road, Reservoir Vic 3073
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Indicative selling price

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

Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$555,000	Unit	X	Suburb	Reservoir
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/2a Crookston Rd RESERVOIR 3073	\$490,000	29/04/2017
2/80 Rathcown Rd RESERVOIR 3073	\$450,000	27/02/2017
2/152 St Vigeons Rd RESERVOIR 3073	\$480,000	10/11/2016