







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)

└─ 2



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

Land Size:

Agent Comments



2/80 Rathcown Rd RESERVOIR 3073 (REI)

-2



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

Land Size:

Agent Comments



2/152 St Vigeons Rd RESERVOIR 3073 (REI)



Price: \$480,000

Method: Sold Before Auction

Date: 10/11/2016 Rooms: 4

Property Type: Unit

Land Size:

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	ty offered	d for sal	е
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Address	1/146 St Vigeons Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$450,000	&	\$495,000

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

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