

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

12 Mountbatten Court, Reservoir Vic 3073

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$770,000

Property Type House

Suburb Reservoir

Period - From 01/07/2020

to 30/09/2020

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	8 Oulton St FAWKNER 3060	\$802,500	09/10/2020
2	150 Jukes Rd FAWKNER 3060	\$750,000	13/07/2020
3	164 Jukes Rd FAWKNER 3060	\$745,000	24/10/2020

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:

04/11/2020 13:23



 3  1  2

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

September quarter 2020: \$770,000

Comparable Properties



8 Oulton St FAWKNER 3060 (REI)

Agent Comments

 3  1  2

Price: \$802,500

Method: Private Sale

Date: 09/10/2020

Property Type: House



150 Jukes Rd FAWKNER 3060 (REI/VG)

Agent Comments

 3  1  1

Price: \$750,000

Method: Private Sale

Date: 13/07/2020

Rooms: 4

Property Type: House

Land Size: 585 sqm approx

164 Jukes Rd FAWKNER 3060 (REI)

Agent Comments

 3  1  1

Price: \$745,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)