

# 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	67 Yarra Avenue, Reservoir Vic 3073
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$900,000	&	\$990,000
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### 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		
2		
3		

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 611 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

September quarter 2018: \$755,000

## Comparable Properties



**204 Wood St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** House (Res)

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. There are no other renovated, 4 bedroom, Californian bungalows within 2km.