





Rooms: Property Type: House Land Size: 501 sqm Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price March quarter 2017: \$820,000

Comparable Properties

4 Moore Cr RESERVOIR 3073 (REI) 1 2	Agent Comments		
Price: \$810,000 Method: Auction Sale Date: 13/05/2017 Rooms: - Property Type: House (Res) Land Size: 620 sqm			
15 Excelsior St RESERVOIR 3073 (REI) 3 4 2	Agent Comments		
Price: \$800,000 Method: Auction Sale Date: 25/02/2017 Rooms: - Property Type: House (Res) Land Size: 685 sqm			
89 Henty St RESERVOIR 3073 (REI)	Agent Comments		
Price: \$790,000 Method: Auction Sale Date: 25/02/2017			

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Method: Auction Sale Date: 25/02/2017 Rooms: 3 Property Type: House (Res) Land Size: 585 sqm

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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.



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

Indicative selling price

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

Range betweer	n \$750,000		&	\$825,000				
Median sale price								
Median price	\$820,000	House	х	Sub	urb Reservoir			
Period - From	01/01/2017	to 31/03/2017		Source F	EIV			

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
4 Moore Cr RESERVOIR 3073	\$810,000	13/05/2017
15 Excelsior St RESERVOIR 3073	\$800,000	25/02/2017
89 Henty St RESERVOIR 3073	\$790,000	25/02/2017

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