



2 1 2

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)

Agent Comments

3 1 2

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)

Agent Comments

3 1 2

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

2 1 1

Price: \$790,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 3
Property Type: House (Res)
Land Size: 585 sqm

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

149 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$820,000

House

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
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