Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/16 Yarra Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$360,000	&	\$380,000
3	* ,		

Median sale price

Median price	\$512,500	Pro	perty Type Ur	nit		Suburb	Reservoir
Period - From	01/04/2019	to	30/06/2019	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/6 Jinghi Rd RESERVOIR 3073	\$390,000	07/08/2019
2	3/75 Barton St RESERVOIR 3073	\$387,500	31/08/2019
3	2/41 Dundee St RESERVOIR 3073	\$380,000	19/08/2019

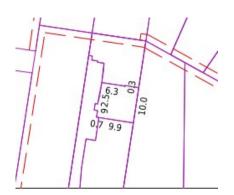
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/09/2019 13:01







Rooms: 3

Property Type: Unit **Agent Comments**

Indicative Selling Price \$360,000 - \$380,000 **Median Unit Price** June quarter 2019: \$512,500

Comparable Properties



2/6 Jinghi Rd RESERVOIR 3073 (REI)

Price: \$390,000 Method: Private Sale Date: 07/08/2019 Rooms: 4

Property Type: Unit

Land Size: 103 sqm approx

Agent Comments



3/75 Barton St RESERVOIR 3073 (REI)



Price: \$387,500

Method: Auction Sale Date: 31/08/2019 Rooms: 2

Property Type: Unit

Agent Comments



2/41 Dundee St RESERVOIR 3073 (REI)

Price: \$380,000 Method: Private Sale Date: 19/08/2019 Rooms: 2

Property Type: Unit

Agent Comments

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



