

## 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

15 Jenkin Street, Reservoir Vic 3073

#### Indicative selling price

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

Range between

\$700,000

&

\$770,000

#### Median sale price

Median price

\$770,150

House

X

Unit

Suburb

Reservoir

Period - From

10/09/2018

to

09/09/2019

Source

REIV

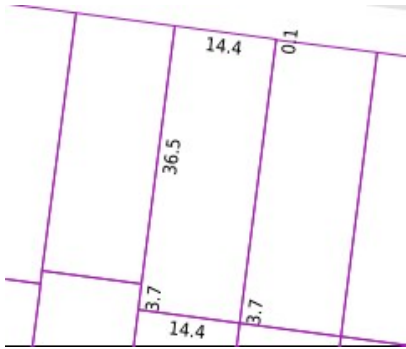
#### Comparable property sales (\*Delete A or B below as applicable)

**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	15 Carrington Rd RESERVOIR 3073	\$750,000	21/08/2019
2	4 Knox St RESERVOIR 3073	\$715,000	06/09/2019
3	59 Pine St RESERVOIR 3073	\$715,000	31/07/2019

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.



2   1   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 575 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 10/09/2018 - 09/09/2019: \$770,150

## Comparable Properties



15 Carrington Rd RESERVOIR 3073 (REI)

Agent Comments

3   1   2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 21/08/2019  
**Rooms:** 4  
**Property Type:** House (Res)

4 Knox St RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$715,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2019  
**Rooms:** -  
**Property Type:** House (Res)



59 Pine St RESERVOIR 3073 (REI)

Agent Comments

3   2   2

**Price:** \$715,000  
**Method:** Sold Before Auction  
**Date:** 31/07/2019  
**Rooms:** 5  
**Property Type:** House (Res)