## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	58 Clingin Street, Reservoir Vic 3073

#### Indicative selling price

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

Range between	\$690,000	&	\$750,000

#### Median sale price

Median price	\$753,250	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2019	to	30/09/2019		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

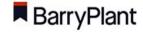
Add	dress of comparable property	Price	Date of sale
1	748 Plenty Rd RESERVOIR 3073	\$750,000	08/07/2019
2	28 Seston St RESERVOIR 3073	\$740,000	19/06/2019
3	10 Oulton Cr RESERVOIR 3073	\$660,000	05/10/2019

#### 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:	04/11/2019 09:08









Property Type: House (Previously Occupied - Detached) Land Size: 581 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$690,000 - \$750,000 **Median House Price** September quarter 2019: \$753,250

# Comparable Properties



748 Plenty Rd RESERVOIR 3073 (VG)



Price: \$750,000 Method: Sale Date: 08/07/2019

Property Type: House (Res) Land Size: 543 sqm approx

**Agent Comments** 



28 Seston St RESERVOIR 3073 (REI)





Price: \$740,000 Method: Private Sale Date: 19/06/2019 Rooms: 5

Property Type: House (Res) Land Size: 591 sqm approx

Agent Comments



10 Oulton Cr RESERVOIR 3073 (REI)



Price: \$660,000 Method: Auction Sale Date: 05/10/2019 Rooms: 5

Property Type: House (Res) Land Size: 538 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



