

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

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

Property 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	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 comparable properties 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)

Agent Comments



Price: \$750,000
Method: Sale
Date: 08/07/2019
Property Type: House (Res)
Land Size: 543 sqm approx



28 Seston St RESERVOIR 3073 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 19/06/2019
Rooms: 5
Property Type: House (Res)
Land Size: 591 sqm approx



10 Oulton Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 538 sqm approx