

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 2/6 Mccrae Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$470,000

&

\$490,000

Median sale price

Median price \$589,501

House

Unit

X

Suburb

Reservoir

Period - From 01/01/2018

to

31/03/2018

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	5/24 Ashley St RESERVOIR 3073	\$495,000	03/03/2018
2	2/59 St Vigeons Rd RESERVOIR 3073	\$485,000	07/04/2018
3	2/93a Purinuan Rd RESERVOIR 3073	\$481,000	09/12/2017

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
 \$470,000 - \$490,000
Median Unit Price
 March quarter 2018: \$589,501

Comparable Properties



5/24 Ashley St RESERVOIR 3073 (REI)

Agent Comments



Price: \$495,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Unit

2/59 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Unit



2/93a Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$481,000
Method: Private Sale
Date: 09/12/2017
Rooms: 4
Property Type: Unit