

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

8 Carole-joy Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$700,500 Property Type House Suburb Reservoir

Period - From 01/04/2019 to 30/06/2019 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	113 Royal Pde RESERVOIR 3073	\$670,000	05/06/2019
2			
3			

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: 18/10/2019 12:13



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Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

June quarter 2019: \$700,500

Comparable Properties



113 Royal Pde RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$670,000

Method: Sale

Date: 05/06/2019

Property Type: House (Res)

Land Size: 209 sqm approx

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.