

## 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 6 Hopetoun Avenue, 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 \$760,000 & \$800,000

#### Median sale price

Median price \$767,000 House X Unit Suburb Reservoir

Period - From 01/04/2018 to 31/03/2019 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	44 Gloucester St RESERVOIR 3073	\$780,000	06/04/2019
2	18 Vale St RESERVOIR 3073	\$760,000	25/05/2019
3	20 Nocton St RESERVOIR 3073	\$758,000	23/03/2019

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  1

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$800,000  
**Median House Price**  
Year ending March 2019: \$767,000

## Comparable Properties



**44 Gloucester St RESERVOIR 3073 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**18 Vale St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 487 sqm approx



**20 Nocton St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$758,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 567 sqm approx