

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

244 Albert Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$659,500

Median sale price

Median price

\$863,500

House

X

Unit

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	42 Summerhill Rd RESERVOIR 3073	\$715,000	24/04/2018
2	55 Nisbett St RESERVOIR 3073	\$651,000	12/03/2018
3	54 Kirby St RESERVOIR 3073	\$610,000	29/01/2018

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.



 5  1  2

Rooms:
Property Type: House
Land Size: 485 sqm approx
Agent Comments

Indicative Selling Price
 \$659,500
Median House Price
 March quarter 2018: \$863,500

Comparable Properties



42 Summerhill Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$715,000
Method: Private Sale
Date: 24/04/2018
Rooms: -
Property Type: House



55 Nisbett St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$651,000
Method: Private Sale
Date: 12/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 581 sqm approx

54 Kirby St RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$610,000
Method: Sale
Date: 29/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 563 sqm approx