

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Merrilands Road Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

*House

X

*Unit

Suburb

Reservoir

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

26 Tovey Street Reservoir VIC 3073	\$700,000	31-May-19
32A Hobbs Crescent Reservoir VIC 3073	\$742,000	18-Mar-19
33 Broadhurst Avenue Reservoir VIC 3073	\$750,000	09-Dec-18

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 6 months.~~

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26 Tovey Street Reservoir VIC 3073 Sold Price ^{RS} **\$700,000** Sold Date **31-May-19**
 Distance **0.82km**

3 1 2



32A Hobbs Crescent Reservoir VIC 3073 Sold Price **\$742,000** Sold Date **18-Mar-19**
 Distance **1.14km**

3 1 2



33 Broadhurst Avenue Reservoir VIC 3073 Sold Price **\$750,000** Sold Date **09-Dec-18**
 Distance **1.45km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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