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	1051 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between	$760,000	&	$790,000

Median sale price

Median price	$820,500	House	X	Unit		Suburb	Reservoir

Period - From	01/04/2018	to	30/06/2018	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	2a Callander St RESERVOIR 3073	$872,500	21/04/2018
2	55 Hughes Pde RESERVOIR 3073	$850,000	10/05/2018
3	27 Callander St RESERVOIR 3073	$820,000	21/04/2018

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.~~

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Rooms:
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$760,000 - $790,000
Median House Price
June quarter 2018: $820,500

Comparable Properties

2a Callander St RESERVOIR 3073 (REI)

🛏 3   🛁 2   🚗 2

Price: $872,500
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)

Agent Comments

55 Hughes Pde RESERVOIR 3073 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $850,000
Method: Private Sale
Date: 10/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

27 Callander St RESERVOIR 3073 (REI)

🛏 3   🛁 2   🚗 4

Price: $820,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100   Generated: 20/08/2018 14:56