

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	3/94 Delaware Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$325,000	&	\$357,500
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Median sale price

Median price	\$580,000	Hou	se	Unit	Х	Suburb	Reservoir
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	5/32 St Vigeons Rd RESERVOIR 3073	\$355,000	16/10/2018
2	4/36 Willoughby St RESERVOIR 3073	\$350,000	13/10/2018
3	3/53 Chaleyer St RESERVOIR 3073	\$350,000	04/11/2018

OR

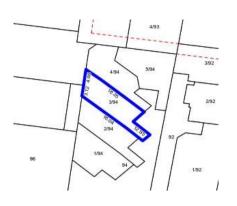
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms: **Property Type:**

Flat/Unit/Apartment (Res) Land Size: 116.355 sqm approx

Agent Comments

Indicative Selling Price \$325,000 - \$357,500 **Median Unit Price** Year ending December 2018: \$580,000

Comparable Properties

5/32 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments





Price: \$355,000 Method: Private Sale Date: 16/10/2018 Rooms: 3

Property Type: Unit



4/36 Willoughby St RESERVOIR 3073 (REI/VG) Agent Comments

Price: \$350,000 Method: Auction Sale Date: 13/10/2018 Rooms: 2

Property Type: Unit



3/53 Chaleyer St RESERVOIR 3073 (REI/VG)

Price: \$350.000

Method: Sold Before Auction

Date: 04/11/2018 Rooms: 2

Property Type: Unit

Agent Comments

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