

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	40 Yarra Avenue, Reservoir Vic 3073
Including suburb and	
postcode	
1	

Indicative selling price

Property offered for sale

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

Single price \$699,000

Median sale price

Median price	\$750,000	Hou	use X	Unit		Suburb	Reservoir
Period - From	01/10/2018	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.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

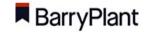
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments

Indicative Selling Price \$699,000 **Median House Price** December quarter 2018: \$750,000

Comparable Properties



52 Lane Cr RESERVOIR 3073 (REI)





Price: \$720,000 Method: Private Sale Date: 11/12/2018 Rooms: 3

Property Type: House (Res) Land Size: 705 sqm approx

27 Nicholson Av RESERVOIR 3073 (REI)

-2





Agent Comments

Agent Comments

Price: \$690,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res) Land Size: 676 sqm approx

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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