

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

753 Gilbert Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$792,000

House

X

Unit

Suburb

Reservoir

Period - From 01/07/2016

to

30/06/2017

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	201 Broadhurst Av RESERVOIR 3073	\$744,000	02/08/2017
2	92 Glasgow Av RESERVOIR 3073	\$700,000	21/07/2017
3	82 Radford Rd RESERVOIR 3073	\$690,000	08/07/2017

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.



Rooms:

Property Type: House

Land Size: 482.758 sqm approx

Agent Comments

Comparable Properties



201 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$744,000

Method: Auction Sale

Date: 02/08/2017

Rooms: -

Property Type: House



92 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 21/07/2017

Rooms: -

Property Type: House

Land Size: 542 sqm approx



82 Radford Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: House (Res)