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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including subur		ton Road, Rese	ervoir Vic 3073	
Indicative selling	ng price			
For the meaning of	of this price see co	nsumer.vic.gov.	au/underquoting	
Range between	\$900,000	&	\$990,000	
Median sale pri	ce			
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Median price	\$861,000	Hou	se X		Unit		Suburb	Reservoir
Period - From	01/07/2017	to	30/09/20	17		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	66 Crookston Rd RESERVOIR 3073	\$953,000	15/07/2017
2	25 Ramleh Rd RESERVOIR 3073	\$920,000	19/08/2017
3	98 Crookston Rd RESERVOIR 3073	\$906,000	02/09/2017

OR

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

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Indicative Selling Price \$900,000 - \$990,000 **Median House Price** September quarter 2017: \$861,000

Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 746 sqm approx

Agent Comments

Comparable Properties



66 Crookston Rd RESERVOIR 3073 (REI)

€ 2

Price: \$953,000 Method: Auction Sale Date: 15/07/2017 Rooms: 5

Property Type: House (Res)

Land Size: 743 sqm approx



25 Ramleh Rd RESERVOIR 3073 (REI)





Price: \$920,000 Method: Auction Sale Date: 19/08/2017

Rooms: 7

Property Type: House (Res) Land Size: 743 sqm approx

98 Crookston Rd RESERVOIR 3073 (REI)





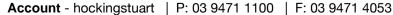




Price: \$906,000 Method: Auction Sale Date: 02/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 741 sqm approx







Agent Comments

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