

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

4/5 Capri Court, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2019

to

31/12/2019

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 | 3/72 Leamington St RESERVOIR 3073 | \$550,000 | 11/10/2019 |
| 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.~~

This Statement of Information was prepared on:

23/01/2020 11:42



 2  1  1

Rooms: 5

Property Type: Unit

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2019: \$605,000

Comparable Properties

3/72 Leamington St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$550,000

Method: Sold Before Auction

Date: 11/10/2019

Property Type: Unit

Land Size: 210 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.