

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property 6	offered	for	sale
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Address Including suburb and	4/10 Jinghi Road, Reservoir Vic 3073
postcode	

#### Indicative selling price

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

&	\$462,000
	&

#### Median sale price

Median price	\$550,000	Hou	ISC	Unit	х	Suburb	Reservoir
Period - From	01/07/2018	to	30/09/2018		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	1/963 High St RESERVOIR 3073	\$450,500	18/08/2018
2	3/2 Mack St RESERVOIR 3073	\$450,000	24/11/2018
3	2/101 Purinuan Rd RESERVOIR 3073	\$435,000	24/08/2018

#### 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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100













Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$420,000 - \$462,000 **Median Unit Price** September quarter 2018: \$550,000

# Comparable Properties



1/963 High St RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$450,500 Method: Auction Sale Date: 18/08/2018

Rooms: -

Property Type: Unit



3/2 Mack St RESERVOIR 3073 (REI)

2







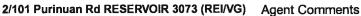
Price: \$450,000 Method: Auction Sale Date: 24/11/2018

Rooms: 4

Property Type: Unit

Land Size: 115 sqm approx

**Agent Comments** 





2

Price: \$435,000 Method: Private Sale Date: 24/08/2018 Rooms: 4

Property Type: Unit

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Generated: 06/12/2018 08:45



