

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

31 Home Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$735,000

House

X

Unit

Suburb Reservoir

Period - From 01/07/2018

to

30/06/2019

Source REIV

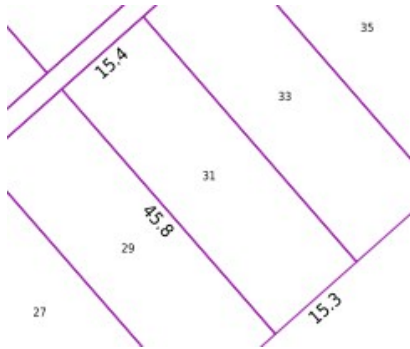
Comparable property sales (*Delete A or B below as applicable)

- 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	8 Odowd St RESERVOIR 3073	\$930,000	13/07/2019
2	31 Delaware St RESERVOIR 3073	\$885,000	16/03/2019
3	120 Rathcown Rd RESERVOIR 3073	\$855,000	18/08/2019

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.



3
 1
 2

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending June 2019: \$735,000

Comparable Properties

8 Odowd St RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$930,000

Method: Auction Sale

Date: 13/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



31 Delaware St RESERVOIR 3073 (REI)

Agent Comments

3
 2
 2

Price: \$885,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx



120 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

5
 2
 4

Price: \$855,000

Method: Private Sale

Date: 18/08/2019

Rooms: 7

Property Type: House (Res)

Land Size: 861 sqm approx