

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

1/19 Monash Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000

&

\$605,000

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	2/71 Thackeray Rd RESERVOIR 3073	\$620,000	14/12/2019
2	29 Jenkin St COBURG NORTH 3058	\$600,000	14/12/2019
3	2/4 Arthur St PRESTON 3072	\$580,000	14/12/2019

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.~~

This Statement of Information was prepared on:

18/03/2020 09:47



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

December quarter 2019: \$605,000

Comparable Properties

2/71 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)



29 Jenkin St COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 14/12/2019

Property Type: Townhouse (Single)

Land Size: 107 sqm approx



2/4 Arthur St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)