Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/111 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Range between	\$320.000	&	\$352,000
	*,		+ ,

Median sale price

Median price	\$575,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/07/2019	to	30/09/2019		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

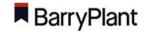
Address of comparable property		Price	Date of sale
1	2/41 Dundee St RESERVOIR 3073	\$380,000	19/08/2019
2	3/43 St Vigeons Rd RESERVOIR 3073	\$375,000	05/07/2019
3	2/32 St Vigeons Rd RESERVOIR 3073	\$350,000	05/08/2019

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.

This Statement of Information was prepared on:	03/12/2019 14:35
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Property Type: House (Previously Occupied - Detached) Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price \$320,000 - \$352,000 **Median Unit Price** September quarter 2019: \$575,000

Comparable Properties



2/41 Dundee St RESERVOIR 3073 (REI/VG)





Price: \$380,000 Method: Private Sale Date: 19/08/2019 Rooms: 2

Property Type: Unit

Agent Comments

3/43 St Vigeons Rd RESERVOIR 3073 (VG)







Price: \$375,000 Method: Sale

Date: 05/07/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/32 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments





Price: \$350,000 Method: Private Sale Date: 05/08/2019

Rooms: 2

Property Type: Unit

Land Size: 120.70 sqm approx

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