

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

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

Property 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	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 comparable properties 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



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)

Agent Comments



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

3/43 St Vigeons Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 05/07/2019
Property Type: Flat/Unit/Apartment (Res)



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