

### 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

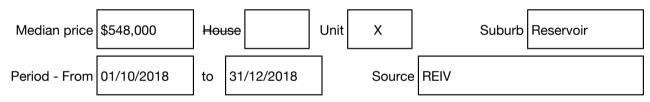
s 1/10 Corvey Road, Reservoir Vic 3073 d e

#### Indicative selling price

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

Range between	\$510,000	&	\$550,000	
Range between	\$510,000	Å.	\$550,000	

#### Median sale price



#### 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	1/49 St Vigeons Rd RESERVOIR 3073	\$576,000	22/12/2018
2	1/38 Macartney St RESERVOIR 3073	\$526,000	14/02/2019
3	2/75 Barton St RESERVOIR 3073	\$502,000	16/02/2019

#### 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.

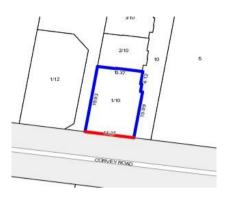
#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100

propertydata

#### Generated: 25/02/2019 15:41

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat Agent Comments

**Indicative Selling Price** \$510,000 - \$550,000 **Median Unit Price** December quarter 2018: \$548,000

## **Comparable Properties**



1/49 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$576,000 Method: Private Sale Date: 22/12/2018 Rooms: 5 Property Type: Townhouse (Res)

1/38 Macartney St RESERVOIR 3073 (REI)

Agent Comments



Price: \$526,000 Method: Private Sale Date: 14/02/2019 Rooms: 4 Property Type: Townhouse (Res)



2/75 Barton St RESERVOIR 3073 (REI)



Agent Comments



Price: \$502,000 Method: Auction Sale Date: 16/02/2019 Rooms: -Property Type: Townhouse (Res)

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

propertydata

#### Generated: 25/02/2019 15:41

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

