#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/43 Hickford Street, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$512,500	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/04/2019	to	30/06/2019	s	ource	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

1	2/63 Pickett St RESERVOIR 3073	\$390,000	10/08/2019
2	4/22 Crookston Rd RESERVOIR 3073	\$345,000	01/05/2019
3	6/63 Pickett St RESERVOIR 3073	\$340,000	03/06/2019

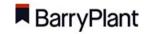
#### OR

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:	01/10/2019 14:11



Date of sale







**Indicative Selling Price** \$350,000 - \$380,000 **Median Unit Price** June quarter 2019: \$512,500

## Comparable Properties

2/63 Pickett St RESERVOIR 3073 (REI)

**--** 2

Price: \$390,000 Method: Auction Sale Date: 10/08/2019 Property Type: Unit

Agent Comments

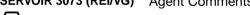


4/22 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments

**-**2

Price: \$345,000 Method: Private Sale Date: 01/05/2019 Rooms: 4

Property Type: Unit





6/63 Pickett St RESERVOIR 3073 (VG)

Price: \$340,000 Method: Sale Date: 03/06/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



