Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

Range between \$350,000	&	\$380,000
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Median sale price

Median price	\$512,500	Pro	perty Type Ur	nit		Suburb	Reservoir
Period - From	01/04/2019	to	30/06/2019	Sc	urce	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

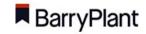
Address of comparable property		Price	Date of sale
1	2/63 Pickett St RESERVOIR 3073	\$390,000	10/08/2019
2	4/22 Crookston Rd RESERVOIR 3073	\$345,000	01/05/2019
3	6/63 Pickett St RESERVOIR 3073	\$340,000	03/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

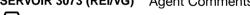


4/22 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments

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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



