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 | 86 Lloyd Avenue, 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 | \$700,500 | Pro | perty Type | House | | Suburb | Reservoir |
|---------------|------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/04/2019 | to | 30/06/2019 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 8 Greenock St RESERVOIR 3073 | \$730,000 | 21/09/2019 |
| 2 | 12 Liston Av RESERVOIR 3073 | \$717,000 | 03/08/2019 |
| 3 | 6 Arundel Av RESERVOIR 3073 | \$690,000 | 05/07/2019 |

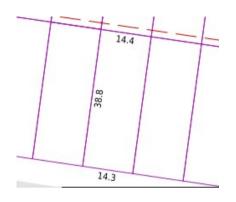
OR

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: | 25/09/2019 12:47 |
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Rooms: 6

Property Type: House Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$720,000 **Median House Price** June quarter 2019: \$700,500

Comparable Properties

8 Greenock St RESERVOIR 3073 (REI)

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Price: \$730,000 Method: Auction Sale Date: 21/09/2019

Property Type: House (Res) Land Size: 559 sqm approx

Agent Comments



12 Liston Av RESERVOIR 3073 (REI)



Method: Auction Sale Date: 03/08/2019 Rooms: 5

Price: \$717,000

Property Type: House (Res) Land Size: 544 sqm approx

Agent Comments

6 Arundel Av RESERVOIR 3073 (REI)





Price: \$690,000

Method: Sold Before Auction

Date: 05/07/2019 Rooms: 5

Property Type: House (Res) Land Size: 573 sqm approx

Agent Comments

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



