

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

86 Lloyd Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$700,500 Property 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	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 comparable properties 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



 3  1  2

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)

Agent Comments

 3  1  2

Price: \$730,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 559 sqm approx



12 Liston Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$717,000
Method: Auction Sale
Date: 03/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 544 sqm approx

6 Arundel Av RESERVOIR 3073 (REI)

Agent Comments

 3  2  3

Price: \$690,000
Method: Sold Before Auction
Date: 05/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 573 sqm approx