

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

2/2 Academy Avenue, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$680,000

Median sale price

Median price \$755,000

House

X

Unit

Suburb

Reservoir

Period - From 01/07/2018

to

30/09/2018

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	23 George St PRESTON 3072	\$730,000	06/08/2018
2	2 Hillcroft St RESERVOIR 3073	\$725,000	15/06/2018
3	1 Rose Ct RESERVOIR 3073	\$681,000	01/09/2018

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.

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Indicative Selling Price

\$650,000 - \$680,000

Median House Price

September quarter 2018: \$755,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



23 George St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 06/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 355 sqm approx



2 Hillcroft St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 15/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 340 sqm approx

1 Rose Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$681,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 315 sqm approx