

Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Including suburl	dress 2/2 Acade 2	2/2 Academy Avenue, Reservoir Vic 3073							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$650,000	&	\$680,000						

Median sale price

Median price	\$755,000	Hou	ise 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.

Add	dress 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

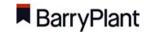
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$650,000 - \$680,000 **Median House Price** September quarter 2018: \$755,000





Comparable Properties



23 George St PRESTON 3072 (REI/VG)

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Price: \$730,000

Method: Sold Before Auction

Date: 06/08/2018 Rooms: 5

Property Type: House (Res) Land Size: 355 sqm approx

Agent Comments



2 Hillcroft St RESERVOIR 3073 (REI/VG)

=3





Price: \$725,000 Method: Private Sale Date: 15/06/2018 Rooms: 4

Property Type: House (Res) Land Size: 340 sqm approx

Agent Comments

1 Rose Ct RESERVOIR 3073 (REI)



Price: \$681,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res) Land Size: 315 sqm approx

Agent Comments

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