

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

Address Including suburb and postcode

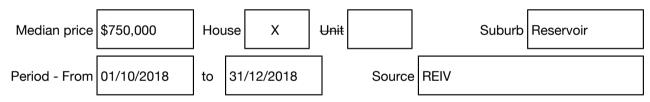
ss 31 Delaware Street, Reservoir Vic 3073 nd de

### Indicative selling price

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

Range between	\$840,000	&	\$880,000
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#### Median sale price



#### 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	44 Thackeray Rd RESERVOIR 3073	\$900,000	13/10/2018
2	50 Thackeray Rd RESERVOIR 3073	\$802,000	14/09/2018
3	35 Acheron Av RESERVOIR 3073	\$800,000	20/11/2018

#### 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 31 Delaware Street, Reservoir Vic 3073

# BarryPlant





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 697 sqm approx Agent Comments Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

Indicative Selling Price \$840,000 - \$880,000 Median House Price December quarter 2018: \$750,000

# **Comparable Properties**

	44 Thackeray Rd RESERVOIR 3073 (REI/VG) 3 🙀 1 🋱 1	Agent Comments
	Price: \$900,000 Method: Auction Sale Date: 13/10/2018 Rooms: - Property Type: House (Res) Land Size: 696 sqm approx	
	50 Thackeray Rd RESERVOIR 3073 (VG)  ===  3	Agent Comments
	Price: \$802,000 Method: Sale Date: 14/09/2018 Rooms: - Property Type: House (Res) Land Size: 311 sqm approx	
al and a	35 Acheron Av RESERVOIR 3073 (REI) 3 🙀 1 🋱 1	Agent Comments
	Price: \$800,000 Method: Sold Before Auction Date: 20/11/2018 Rooms: 5 Property Type: House (Res) Land Size: 637 sqm approx	

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