

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

31 Delaware Street, Reservoir Vic 3073

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$750,000

House

X

Unit

Suburb Reservoir

Period - From 01/10/2018

to

31/12/2018

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	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.

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Indicative Selling Price

\$840,000 - \$880,000

Median House Price

December quarter 2018: \$750,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties

44 Thackeray Rd RESERVOIR 3073 (REI/VG)

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)

Agent Comments



Price: \$802,000

Method: Sale

Date: 14/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 311 sqm approx



35 Acheron Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 20/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 637 sqm approx