

## 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

23 Lawley Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$930,000

#### Median sale price

Median price

\$840,000

House

X

Unit

Suburb

Reservoir

Period - From

01/10/2017

to

31/12/2017

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 | 9 Allenby Av RESERVOIR 3073    | \$980,000 | 10/11/2017   |
| 2 | 2 Jess St RESERVOIR 3073       | \$925,000 | 09/12/2017   |
| 3 | 16 Jess St RESERVOIR 3073      | \$921,000 | 14/10/2017   |

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.



 3  1  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1060 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$930,000  
**Median House Price**  
 December quarter 2017: \$840,000

## Comparable Properties



**9 Allenby Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  2  3

**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx



**2 Jess St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**16 Jess St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$921,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 870 sqm approx