

### 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

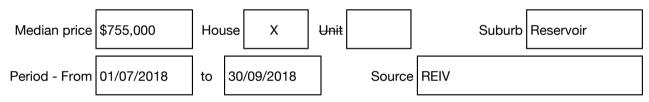
s 35 O'Connor Street, Reservoir Vic 3073 d e

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000

#### 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	12 Maclagan Cr RESERVOIR 3073	\$920,000	22/08/2018
2	34 Kenilworth St RESERVOIR 3073	\$865,000	23/06/2018
3	97 Mcfadzean Av RESERVOIR 3073	\$840,000	06/10/2018

#### 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

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 802 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price September quarter 2018: \$755,000

## **Comparable Properties**

12 Maclagan Cr RESERVOIR 3073 (VG) 12 Maclagan Cr RESERVOIR 3073 (VG)	Agent Comments	
Price: \$920,000 Method: Sale Date: 22/08/2018 Rooms: - Property Type: House (Res) Land Size: 1009 sqm approx		
34 Kenilworth St RESERVOIR 3073 (REI/VG) 3 1 1 1 1 Price: \$865,000 Method: Auction Sale Date: 23/06/2018 Rooms: - Property Type: House (Res) Land Size: 674 sqm approx	Agent Comments	
97 Mcfadzean Av RESERVOIR 3073 (REI) 97 Mcfadzean Av RESERVOIR 3073 (REI) 97 Mcfadzean Av RESERVOIR 3073 (REI) 2 Price: \$840,000 Method: Auction Sale Date: 06/10/2018 Rooms: - Property Type: House (Res) Land Size: 859 sqm approx	Agent Comments	

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