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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

March quarter 2017: \$820,000



3 -

Rooms:

Property Type: House (Res)

Land Size: 600 sqm

Agent Comments

Comparable Properties



18 Lucille Av RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$660,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 4

Property Type: House (Res)

26 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$631,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm



24 Clements Gr RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price:

Method: Private Sale

Date: 04/03/2017

Rooms: 5

Property Type: House (Res)

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

96b Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$820,000

House

X

Suburb

Reservoir

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
18 Lucille Av RESERVOIR 3073	\$660,000	04/03/2017
26 Lloyd Av RESERVOIR 3073	\$631,000	29/04/2017
24 Clements Gr RESERVOIR 3073		04/03/2017