

STATEMENT OF INFORMATION

42 KIRBY STREET, RESERVOIR, VIC 3073

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 KIRBY STREET, RESERVOIR, VIC 3073

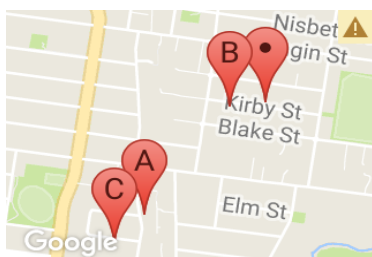
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Indicative Selling Price

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

Price Range: **\$640,000 to \$700,000**

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$810,000

01 January 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

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.



20 AMBON ST, PRESTON, VIC 3072

2 1 1

Sale Price

\$910,000

Sale Date: 22/04/2017

Distance from Property: 564m



57 KIRBY ST, RESERVOIR, VIC 3073

2 3 3

Sale Price

\$772,500

Sale Date: 25/03/2017

Distance from Property: 119m



5 LAHA CRES, PRESTON, VIC 3072

2 1 2

Sale Price

\$665,000

Sale Date: 30/01/2017

Distance from Property: 707m



This report has been compiled on 26/03/2018 by Wayne Hutchinson. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 KIRBY STREET, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range:

\$640,000 to \$700,000

Median sale price

Median price

\$810,000

House

X

Unit


Suburb

RESERVOIR

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
20 AMBON ST, PRESTON, VIC 3072	\$910,000	22/04/2017
57 KIRBY ST, RESERVOIR, VIC 3073	\$772,500	25/03/2017
5 LAHA CRES, PRESTON, VIC 3072	\$665,000	30/01/2017