

### 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

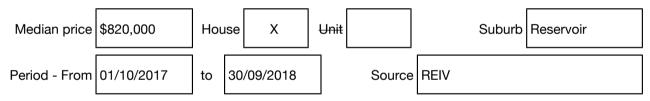
211 Purinuan Road, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$679,000

#### 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	1/97 Royal Pde RESERVOIR 3073	\$760,000	26/05/2018
2	1/3 Box St RESERVOIR 3073	\$650,000	26/10/2018
3	1/7 St Vigeons Rd RESERVOIR 3073	\$646,000	22/09/2018

#### 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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#### Generated: 29/10/2018 10:21

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.







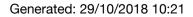
Rooms: Property Type: House (Res) Land Size: 388 sqm approx Agent Comments Indicative Selling Price \$679,000 Median House Price Year ending September 2018: \$820,000

## **Comparable Properties**

1/97 Royal Pde RESERVOIR 3073 (REI/VG) 3   2   3   1	Agent Comments
Price: \$760,000 Method: Auction Sale	
Date: 26/05/2018	
Rooms: -	
<b>Property Type:</b> House (Res) <b>Land Size:</b> 289 sqm approx	
1/3 Box St RESERVOIR 3073 (REI)	Agent Comments
<b>  </b> 3 <b> </b>   1 <b> </b>   1	
Price: \$650,000	
Method: Sold Before Auction Date: 26/10/2018	
Rooms: -	
Property Type: House (Res)	
1/7 St Vigeons Rd RESERVOIR 3073 (REI)	Agent Comments
<b>  </b> 3 <b> </b>   1 <b> </b>   1	
Price: \$646,000	
Method: Auction Sale	
Date: 22/09/2018 Rooms: -	
Property Type: House (Res)	

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