

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

5/5-7 Wagga Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2019

to

30/09/2019

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	2/63 Pickett St RESERVOIR 3073	\$390,000	10/08/2019
2	1/41 Hickford St RESERVOIR 3073	\$370,000	02/11/2019
3			

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.

This Statement of Information was prepared on:

26/11/2019 16:47



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

September quarter 2019: \$575,000

Comparable Properties

2/63 Pickett St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$390,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Unit



1/41 Hickford St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$370,000

Method: Private Sale

Date: 02/11/2019

Rooms: 4

Property Type: Unit

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.