

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 29a Clements Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$863,500 House X Unit Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 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	18 Clements Gr RESERVOIR 3073	\$742,000	21/12/2017
2	1/139 St Vigeons Rd RESERVOIR 3073	\$715,000	14/04/2018
3	154 Broadway RESERVOIR 3073	\$700,000	10/01/2018

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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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
March quarter 2018: \$863,500

Comparable Properties



18 Clements Gr RESERVOIR 3073 (VG)

Agent Comments

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Price: \$742,000
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 488 sqm approx



1/139 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$715,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 292 sqm approx



154 Broadway RESERVOIR 3073 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 10/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 437 sqm approx