

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

345 Edwardes Street, 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 \$845,000

House

X

Unit

Suburb Reservoir

Period - From 01/01/2017

to

31/12/2017

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	8 Ameily Cr RESERVOIR 3073	\$651,000	09/12/2017
2	26 Banbury Rd RESERVOIR 3073	\$635,000	25/11/2017
3	3 Allan St FAWKNER 3060	\$610,000	28/11/2017

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.



4 1 4

Rooms:

Property Type: House

Land Size: 491 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending December 2017: \$845,000

Comparable Properties

8 Ameily Cr RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 2

Price: \$651,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx



26 Banbury Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 2

Price: \$635,000

Method: Sold Before Auction

Date: 25/11/2017

Rooms: 3

Property Type: House (Res)

Land Size: 534 sqm approx

3 Allan St FAWKNER 3060 (VG)

Agent Comments

2 - -

Price: \$610,000

Method: Sale

Date: 28/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 579 sqm approx