

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

2/65 Edwardes Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$577,500

House

Unit

X

Suburb

Reservoir

Period - From

01/04/2018

to

30/06/2018

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	2/8 Oconnor St RESERVOIR 3073	\$565,000	12/07/2018
2	2/23 Oconnor St RESERVOIR 3073	\$530,000	18/08/2018
3	3/90 Purinuan Rd RESERVOIR 3073	\$511,000	19/05/2018

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.



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$490,000 - \$520,000
Median Unit Price
June quarter 2018: \$577,500

Comparable Properties



2/8 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 12/07/2018
Rooms: 3
Property Type: Unit



2/23 Oconnor St RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$530,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 3
Property Type: Unit



3/90 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$511,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Unit
Land Size: 176 sqm approx