

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	2/46 Elsey Road, 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 \$512,500 Property Type Unit Suburb Reservoir
Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

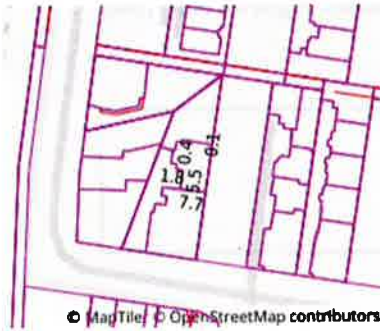
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	3/53a Dundee St RESERVOIR 3073	\$650,000	01/10/2019
2	2/46 Darebin Blvd RESERVOIR 3073	\$650,000	17/08/2019
3	3/22 Oconnor St RESERVOIR 3073	\$633,000	08/09/2019

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: 11/10/2019 19:03



 3  2  2

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
June quarter 2019: \$512,500

Comparable Properties

3/53a Dundee St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$650,000
Method: Private Sale
Date: 01/10/2019
Rooms: 6
Property Type: Townhouse (Res)



2/46 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$650,000
Method: Private Sale
Date: 17/08/2019
Rooms: 5
Property Type: Townhouse (Res)

3/22 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$633,000
Method: Private Sale
Date: 08/09/2019
Property Type: Townhouse (Res)