

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

10 Ramleh Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$820,500

House

X

Unit

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		
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.

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

June quarter 2018: \$820,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 743 sqm approx

Agent Comments

The property does not have any comparable sale in the immediate area as this particular home has had fire damage to it and is inhabitable.

Comparable Properties

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. The property does not have any comparable sales in the immediate area as this particular home has had fire damage to it and is inhabitable. There is a permit with the land therefore purely only lends itself to a development site.