

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

11 Morris Street, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$720,000

Median sale price

Median price \$700,500

House

X

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	15 Rosenthal Cr RESERVOIR 3073	\$817,000	03/08/2019
2	33 Merrilands Rd RESERVOIR 3073	\$805,000	20/07/2019
3	153 Glasgow Av RESERVOIR 3073	\$800,000	10/08/2019

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.

Harry Kontossis

9460 5066

0419 337 719

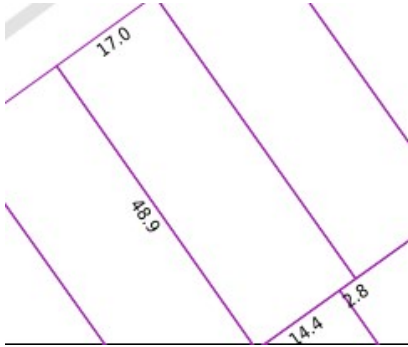
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Indicative Selling Price

\$680,000 - \$720,000

Median House Price

June quarter 2019: \$700,500



Rooms:

Property Type:

Agent Comments

Comparable Properties

15 Rosenthal Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$817,000

Method: Auction Sale

Date: 03/08/2019

Rooms: -

Property Type: House (Res)



33 Merrilands Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$805,000

Method: Auction Sale

Date: 20/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 886 sqm approx



153 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 801 sqm approx