

Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Including subu	ddress Rear 17 rb and stcode	7 Tivey Street, Reserv	oir Vic 3073					
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$650,000	&	\$700,000					
Median sale price								
Median price	\$550,000	House	Unit X	Suburb				
Period - From	01/07/2018	to 30/09/2018	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.

Ad	dress of comparable property	Price	Date of sale
1	2f Carrol St RESERVOIR 3073	\$741,000	23/06/2018
2	3/4-6 Mcfadzean Av RESERVOIR 3073	\$725,500	05/09/2018
3	3/21 Daventry St RESERVOIR 3073	\$700,000	13/10/2018

OR

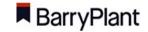
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$650,000 - \$700,000 Median Unit Price September quarter 2018: \$550,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



2f Carrol St RESERVOIR 3073 (REI/VG)

Date: 23/06/2018

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Price: \$741,000 Method: Auction Sale

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

3/4-6 Mcfadzean Av RESERVOIR 3073 (REI)

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Price: \$725,500 **Method:** Private Sale **Date:** 05/09/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

3/21 Daventry St RESERVOIR 3073 (REI/VG)

F







Price: \$700,000 **Method:** Auction Sale **Date:** 13/10/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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