

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

Rear 17 Tivey Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

Reservoir

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.

	Address 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)

Agent Comments



Price: \$741,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)

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

Agent Comments



Price: \$725,500

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: Townhouse (Res)

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

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Townhouse (Res)