

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

26 Moira Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$755,000

House

X

Unit

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	17 Ledger Av FAWKNER 3060	\$750,000	22/08/2018
2	23 Boston St FAWKNER 3060	\$742,000	21/07/2018
3	2 Barron St RESERVOIR 3073	\$730,000	19/09/2018

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.



3
 1
 2

Rooms:**Property Type:** House**Land Size:** 620.936 (approx) sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

September quarter 2018: \$755,000

Comparable Properties

17 Ledger Av FAWKNER 3060 (REI)

Agent Comments

3
 1
 1

Price: \$750,000**Method:** Sold Before Auction**Date:** 22/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 608 sqm approx**23 Boston St FAWKNER 3060 (REI)**

Agent Comments

4
 1
 1

Price: \$742,000**Method:** Auction Sale**Date:** 21/07/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 568 sqm approx**2 Barron St RESERVOIR 3073 (REI)**

Agent Comments

3
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 4

Price: \$730,000**Method:** Private Sale**Date:** 19/09/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 540 sqm approx