

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 3/26 Thackeray Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price \$589,501 House Unit X Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 Source REIV

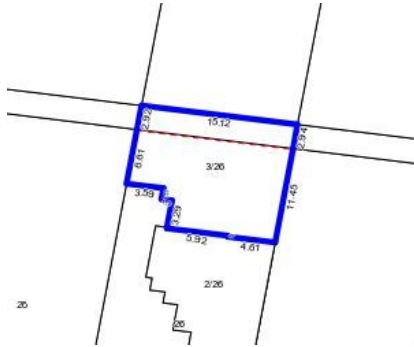
Comparable property sales (*Delete A or B below as applicable)

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	7/173a Spring St RESERVOIR 3073	\$740,000	14/04/2018
2	2/33 Byfield St RESERVOIR 3073	\$700,500	16/12/2017
3	1/90 Pine St RESERVOIR 3073	\$685,000	17/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median Unit Price
March quarter 2018: \$589,501

Comparable Properties



7/173a Spring St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$740,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Unit



2/33 Byfield St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$700,500
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: Villa
Land Size: 218 sqm approx



1/90 Pine St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$685,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Unit