

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

21 Mccoll Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$680,000

&

\$700,000

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	36 Lane Cr RESERVOIR 3073	\$720,000	04/08/2018
2	48 Flag St KINGSBURY 3083	\$700,000	09/08/2018
3	38 Clingin St RESERVOIR 3073	\$685,000	20/06/2018

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
\$680,000 - \$700,000
Median House Price
September quarter 2018: \$755,000

Comparable Properties

36 Lane Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



48 Flag St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$700,000
Method: Sold Before Auction
Date: 09/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 466 sqm approx



38 Clingin St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$685,000
Method: Sold Before Auction
Date: 20/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 580 sqm approx