

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

691b Gilbert Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$863,500

House

X

Unit

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	32 Pershing St RESERVOIR 3073	\$875,000	19/04/2018
2	30 Pine St RESERVOIR 3073	\$795,000	24/03/2018
3	687b Gilbert Rd RESERVOIR 3073	\$785,000	06/03/2018

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
 \$800,000 - \$850,000
Median House Price
 March quarter 2018: \$863,500

Comparable Properties



32 Pershing St RESERVOIR 3073 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 19/04/2018
Rooms: -
Property Type: House (Res)



30 Pine St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 363 sqm approx



687b Gilbert Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 06/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx