

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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Address	53 King William Street, Reservoir Vic 3073
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Range between \$1,220,000	&	\$1,255,000
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Median sale price

Median price	\$863,500	Hou	ıse X	Unit		Suburb	Reservoir
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

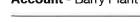
Comparable property sales (*Delete A or B below as applicable)

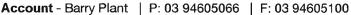
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	29 Queen St RESERVOIR 3073	\$1,260,000	19/05/2018
2	26 Rona St RESERVOIR 3073	\$1,255,000	30/03/2018
3	77 Northernhay St RESERVOIR 3073	\$1,235,000	29/03/2018

OR

₽* 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.

















Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price \$1,220,000 - \$1,255,000 **Median House Price** March quarter 2018: \$863,500

Comparable Properties

29 Queen St RESERVOIR 3073 (REI)





Agent Comments

Agent Comments

Price: \$1,260,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res)



26 Rona St RESERVOIR 3073 (REI)

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Price: \$1,255,000 Method: Private Sale Date: 30/03/2018

Rooms: -

Property Type: House



77 Northernhay St RESERVOIR 3073 (REI)







Agent Comments



Property Type: House

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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