Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2020	to	31/03/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

, , , ,	and the companion property		2410 0. 0410
1	8 Moore Cr RESERVOIR 3073	\$800,000	18/01/2020
2	8 Willoughby St RESERVOIR 3073	\$785,000	25/05/2020
3			

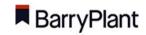
OR

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.

This Statement of Information was prepared on:	10/06/2020 14:48
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Date of sale





1 3 **1** 2

Rooms: 5

Property Type: House

Land Size: 594.248 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median House Price March quarter 2020: \$850,000

Comparable Properties



8 Moore Cr RESERVOIR 3073 (REI/VG)

3



6

Price: \$800,000 Method: Private Sale Date: 18/01/2020 Property Type: House Land Size: 487 sqm approx **Agent Comments**



8 Willoughby St RESERVOIR 3073 (REI)

3



6 1

Method: Private Sale Date: 25/05/2020

Price: \$785,000

Rooms: 4

Property Type: House (Res)

Agent Comments

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.

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