

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 unit5/43 Chaleyer Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$385,000

&

\$423,500

Median sale price

Median price \$585,000

House

Unit

X

Suburb Reservoir

Period - From 01/10/2017

to

31/12/2017

Source REIV

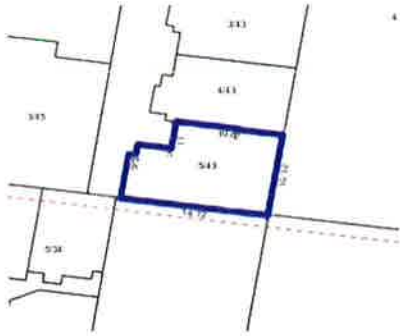
Comparable property sales (*Delete A or B below as applicable)

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	3/213-215 Albert St RESERVOIR 3073	\$410,000	29/12/2017
2	1/2 Burkitt Ct PRESTON 3072	\$405,000	12/12/2017
3	4/1a Wilkinson St RESERVOIR 3073	\$347,000	24/02/2018

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
\$385,000 - \$423,500
Median Unit Price
December quarter 2017: \$585,000

Comparable Properties



3/213-215 Albert St RESERVOIR 3073 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 29/12/2017
Rooms: 4
Property Type: Unit



1/2 Burkitt Ct PRESTON 3072 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/1a Wilkinson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$347,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit