

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale											
roperty oner	ca ioi c	aic									
Address Including suburb and postcode		6 Wilkinson Street, Reservoir Vic 3073									
Indicative sell	ing pric	e									
For the meaning	of this p	rice see	cons	sumer.vic.gov	/.au	ı/under	quoting				
Range between \$640,		,000		&		\$700,000					
Median sale p	rice										
Median price	Median price \$585,000		House		] <sub>(</sub>	Unit X			Suburb	Reservoir	
Period - From	01/10/2	017	to	31/12/2017			Source	REIV			

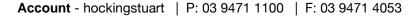
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/60-62 Wood St PRESTON 3072	\$702,000	14/10/2017
2	2/47 Northernhay St RESERVOIR 3073	\$650,000	17/02/2018
3	3/12 Lane Cr RESERVOIR 3073	\$645,000	28/08/2017

#### 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.







Generated: 19/02/2018 11:55

## hockingstuart

Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

**Indicative Selling Price** \$640,000 - \$700,000 **Median Unit Price** December quarter 2017: \$585,000

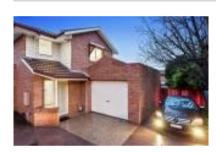


Rooms:

Property Type: Townhouse

Agent Comments

### Comparable Properties



4/60-62 Wood St PRESTON 3072 (REI/VG)

Price: \$702,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

**Agent Comments** 

2/47 Northernhay St RESERVOIR 3073 (REI)

**-**3



Price: \$650,000 Method: Auction Sale Date: 17/02/2018 Rooms: -

Property Type: Unit Land Size: 511 sqm approx

**Agent Comments** 



3/12 Lane Cr RESERVOIR 3073 (REI/VG)

**-**3





**6** 

Price: \$645,000 Method: Private Sale Date: 28/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053





Generated: 19/02/2018 11:55