

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

6 Wilkinson Street, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$700,000

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	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.



 3  1  1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments

 3  1  1

Price: \$702,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Townhouse (Res)

2/47 Northernhay St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$650,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Unit

Land Size: 511 sqm approx



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

Agent Comments

 3  2  2

Price: \$645,000

Method: Private Sale

Date: 28/08/2017

Rooms: 5

Property Type: Townhouse (Res)