

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

1d Wattlebrae Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$385,000

&

\$415,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2017

to

31/12/2017

Source

REIV

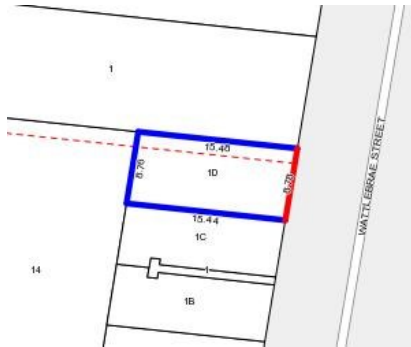
Comparable property sales (*Delete A or B below as applicable)

- 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	3/19-21 Haig St RESERVOIR 3073	\$406,000	03/03/2018
2	3/15-16 Macartney St RESERVOIR 3073	\$362,500	28/03/2018
3	C/1 Wattlebrae St RESERVOIR 3073	\$360,000	16/10/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$385,000 - \$415,000

Median Unit Price

December quarter 2017: \$585,000

Comparable Properties



3/19-21 Haig St RESERVOIR 3073 (REI)

Agent Comments



Price: \$406,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 2

Property Type: Unit



3/15-16 Macartney St RESERVOIR 3073 (REI)

Agent Comments



Price: \$362,500

Method: Private Sale

Date: 28/03/2018

Rooms: -

Property Type: Unit



C/1 Wattlebrae St RESERVOIR 3073 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 16/10/2017

Rooms: 3

Property Type: Unit

Land Size: 108 sqm approx