

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

17 Ayr Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$863,500

House

X

Unit

Suburb

Reservoir

Period - From

01/01/2018

to

31/03/2018

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	143 Darebin Blvd RESERVOIR 3073	\$950,000	09/02/2018
2	2 Tamar St BUNDOORA 3083	\$900,650	28/04/2018
3	55 The Fairway KINGSBURY 3083	\$810,000	18/04/2018

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.



 5
  2
  3

Rooms:
Property Type: House
Land Size: 767 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000
Median House Price
 March quarter 2018: \$863,500

Comparable Properties



143 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 4
  2
  2

Price: \$950,000
Method: Private Sale
Date: 09/02/2018
Rooms: 7
Property Type: House (Res)
Land Size: 555 sqm approx



2 Tamar St BUNDOORA 3083 (REI)

Agent Comments

 4
  2
  2

Price: \$900,650
Method: Auction Sale
Date: 28/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx



55 The Fairway KINGSBURY 3083 (REI)

Agent Comments

 4
  2
  2

Price: \$810,000
Method: Private Sale
Date: 18/04/2018
Rooms: 6
Property Type: House (Res)