

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

59 Southernhay Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$548,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2018

to

31/12/2018

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	2/198 Gower St PRESTON 3072	\$765,000	20/10/2018
2	2/55 Southernhay St RESERVOIR 3073	\$760,000	11/10/2018
3	3/80 Northernhay St RESERVOIR 3073	\$701,000	08/12/2018

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.



 3  2  2

Rooms:
Property Type: House (New - Detached)
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 December quarter 2018: \$548,000

Comparable Properties



2/198 Gower St PRESTON 3072 (REI/VG)

Agent Comments

 3  2  1

Price: \$765,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 135 sqm approx



2/55 Southernhay St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 11/10/2018
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 227 sqm approx

3/80 Northernhay St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$701,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 163 sqm approx