



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 525 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$640,000 - \$704,000
Median House Price
June quarter 2017: \$846,000

Comparable Properties



20 Massey Av RESERVOIR 3073 (REI)

[Agent Comments](#)

 4  1  2

Price: \$760,500
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)

43 Pallant Av RESERVOIR 3073 (REI)

[Agent Comments](#)

 3  2  4

Price: \$757,500
Method: Auction Sale
Date: 13/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 735 sqm approx



107 Mcfadzean Av RESERVOIR 3073 (REI)

[Agent Comments](#)

 3  1  2

Price: \$725,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House (Res)

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 Anstey Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$640,000

&

\$704,000

Median sale price

Median price

\$846,000

House

X

Suburb

Reservoir

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
20 Massey Av RESERVOIR 3073	\$760,500	22/07/2017
43 Pallant Av RESERVOIR 3073	\$757,500	13/05/2017
107 Mcfadzean Av RESERVOIR 3073	\$725,000	15/07/2017