#### 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

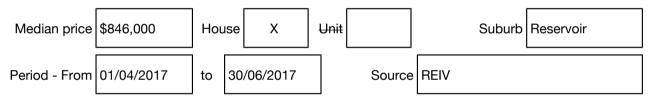
2/7 Oconnor Street, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$580,000

#### Median sale price



#### 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                              | 4/41 Pickett St RESERVOIR 3073   | \$580,000 | 09/09/2017   |
| 2                              | 25 Fyfe St RESERVOIR 3073        | \$575,000 | 27/05/2017   |
| 3                              | 3/38 Macartney St RESERVOIR 3073 | \$555,000 | 18/08/2017   |

#### 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.

#### Account - hockingstuart | P: 03 9471 1100 | F: 03 9471 4053

propertydata

#### Generated: 19/10/2017 09:02

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





Rooms: Property Type: Townhouse (Res) Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

> Indicative Selling Price \$580,000 Median House Price June guarter 2017: \$846,000

### **Comparable Properties**



**Price:** \$580,000 **Method:** Auction Sale **Date:** 09/09/2017

2

4/41 Pickett St RESERVOIR 3073 (REI)

Rooms: -Property Type: Townhouse (Res) Agent Comments



25 Fyfe St RESERVOIR 3073 (REI)



Price: \$575,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5 Property Type: Townhouse (Res)

3/38 Macartney St RESERVOIR 3073 (REI) Age

Agent Comments

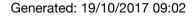
Agent Comments



Price: \$555,000 Method: Private Sale Date: 18/08/2017 Rooms: -Property Type: Townhouse (Res)

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