

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	19 Bartrop St RESERVOIR 3073	\$1,210,000	28/10/2017
2	28m Hughes Pde RESERVOIR 3073	\$1,202,000	27/06/2017
3	16 Jess St RESERVOIR 3073	\$921,000	14/10/2017

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.



4 2 4

Rooms:
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Study/5th Bedroom, DLUG plus multi car Carport/Entertaining area. Large Rumpus room with Coonara fire place.

Indicative Selling Price
\$968,000

Median House Price
September quarter 2017: \$861,000

Comparable Properties



19 Bartrop St RESERVOIR 3073 (REI)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)



28m Hughes Pde RESERVOIR 3073 (VG)

Agent Comments

5 - -

Price: \$1,202,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 829 sqm approx



16 Jess St RESERVOIR 3073 (REI)

Agent Comments

3 2 4

Price: \$921,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 870 sqm approx