

## 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

85 Barry Street, Reservoir Vic 3073

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 &amp; \$600,000

**Median sale price**

Median price \$795,000 House X Unit Suburb Reservoir

Period - From 01/01/2018 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	23a Fordham Rd RESERVOIR 3073	\$625,000	30/03/2019
2	108 Hughes Pde RESERVOIR 3073	\$590,000	16/03/2019
3	1 Banbury Rd RESERVOIR 3073	\$540,000	21/02/2019

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   1   4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
Year ending December 2018: \$795,000

## Comparable Properties



23a Fordham Rd RESERVOIR 3073 (REI)

Agent Comments

3   1   1

**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



108 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments

3   1   2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 16/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)

1 Banbury Rd RESERVOIR 3073 (REI)

Agent Comments

3   1   2

**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 21/02/2019  
**Rooms:** -  
**Property Type:** House (Res)