

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

22 Ramleh Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$755,000

House

X

Unit

Suburb Reservoir

Period - From 01/07/2018

to

30/09/2018

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	10 Ramleh Rd RESERVOIR 3073	\$715,000	15/11/2018
2	9 Judges Ct RESERVOIR 3073	\$700,000	06/09/2018
3	82 Whitelaw St RESERVOIR 3073	\$691,000	25/10/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 746 sqm approx**Agent Comments****Indicative Selling Price**

\$680,000 - \$720,000

Median House Price

September quarter 2018: \$755,000

Comparable Properties

**10 Ramleh Rd RESERVOIR 3073 (REI)****Agent Comments**

3
 2
 -

Price: \$715,000**Method:** Private Sale**Date:** 15/11/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 743 sqm approx**9 Judges Ct RESERVOIR 3073 (REI)****Agent Comments**

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 3

Price: \$700,000**Method:** Sold Before Auction**Date:** 06/09/2018**Rooms:** -**Property Type:** House (Res)**82 Whitelaw St RESERVOIR 3073 (REI)****Agent Comments**

2
 1
 2

Price: \$691,000**Method:** Private Sale**Date:** 25/10/2018**Rooms:** 3**Property Type:** House (Res)**Land Size:** 650 sqm approx