

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 4B Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2019 to 30/09/2019 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	2/64 Barry St RESERVOIR 3073	\$636,000	12/10/2019
2	1/101 Henty St RESERVOIR 3073	\$615,000	17/08/2019
3	2/7 Dundee St RESERVOIR 3073	\$595,000	28/10/2019

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.~~

This Statement of Information was prepared on: 02/12/2019 17:08

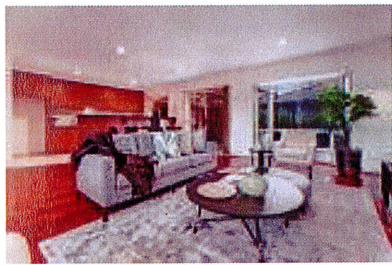


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Property Type: Townhouse
Agent Comments
No owners corp. Parquetry floors

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
September quarter 2019: \$575,000

Comparable Properties



2/64 Barry St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$636,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 3
Property Type: Townhouse (Res)

1/101 Henty St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$615,000
Method: Auction Sale
Date: 17/08/2019
Property Type: Townhouse (Res)

2/7 Dundee St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$595,000
Method: Sold Before Auction
Date: 28/10/2019
Property Type: Townhouse (Res)