

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

23 Alexandra Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$735,000 Property Type House Suburb Reservoir

Period - From 01/07/2018 to 30/06/2019 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	14d Myrtle Gr PRESTON 3072	\$775,000	05/09/2019
2	1/15 Steane St RESERVOIR 3073	\$750,000	28/08/2019
3	2/87 Thackeray Rd RESERVOIR 3073	\$692,000	14/09/2019

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:

19/09/2019 13:02

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Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending June 2019: \$735,000



3 2 2

Property Type: House
Land Size: 300 (approx) sqm approx
Agent Comments

Comparable Properties



14d Myrtle Gr PRESTON 3072 (REI)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 05/09/2019
Rooms: 5
Property Type: Townhouse (Res)

1/15 Steane St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$750,000
Method: Private Sale
Date: 28/08/2019
Property Type: Townhouse (Res)
Land Size: 240 sqm approx



2/87 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$692,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Townhouse (Res)