

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
5 Palm Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$845,000 House X Unit Suburb Reservoir

Period - From 01/01/2017 to 31/12/2017 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	5 Daleglen St RESERVOIR 3073	\$820,000	19/01/2018
2	1 Sutton St RESERVOIR 3073	\$760,000	02/12/2017
3	97 Cheddar Rd RESERVOIR 3073	\$730,000	21/10/2017

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 Year ending December 2017: \$845,000

Comparable Properties

5 Daleglen St RESERVOIR 3073 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 19/01/2018
Rooms: 4
Property Type: House (Res)
Land Size: 586 sqm approx



1 Sutton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 490 sqm approx



97 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 657 sqm approx