

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

4/34 Macartney Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$542,500

House

Unit

X

Suburb

Reservoir

Period - From 01/01/2019

to

31/03/2019

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	2/13 Fyfe St RESERVOIR 3073	\$458,250	10/11/2018
2	3/2 Mack St RESERVOIR 3073	\$450,000	24/11/2018
3	3/88 Purinuan Rd RESERVOIR 3073	\$433,000	09/03/2019

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.

 2  1  1

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

March quarter 2019: \$542,500

Comparable Properties



2/13 Fyfe St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$458,250

Method: Auction Sale

Date: 10/11/2018

Rooms: 4

Property Type: Unit



3/2 Mack St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Auction Sale

Date: 24/11/2018

Rooms: 4

Property Type: Unit

Land Size: 115 sqm approx



3/88 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$433,000

Method: Auction Sale

Date: 09/03/2019

Rooms: 3

Property Type: Unit

Land Size: 107 sqm approx