

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 97 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

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

Period - From 01/07/2017 to 30/06/2018 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	27 Callander St RESERVOIR 3073	\$820,000	21/04/2018
2	61 Hobbs Cr RESERVOIR 3073	\$793,000	07/07/2018
3	76 Botha Av RESERVOIR 3073	\$775,000	15/09/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$770,000 - \$820,000
Median House Price
 Year ending June 2018: \$845,000

Comparable Properties

27 Callander St RESERVOIR 3073 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 843 sqm approx

61 Hobbs Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$793,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 869 sqm approx

76 Botha Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 831 sqm approx