

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

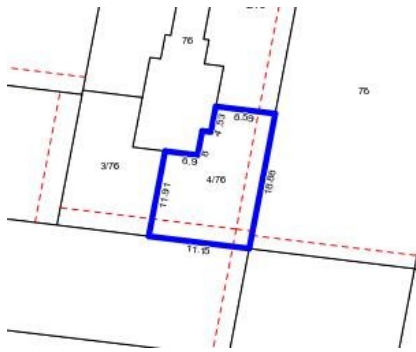
Comparable property sales (*Delete A or B below as applicable)

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	3/141 Rathcown Rd RESERVOIR 3073	\$485,000	22/09/2018
2	2/13 Fyfe St RESERVOIR 3073	\$458,250	10/11/2018
3	2/101 Purinuan Rd RESERVOIR 3073	\$435,000	24/08/2018

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
 \$430,000 - \$473,000
Median Unit Price
 September quarter 2018: \$550,000

Comparable Properties



3/141 Rathcown Rd RESERVOIR 3073 (REI) Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 4
Property Type: Unit



2/13 Fyfe St RESERVOIR 3073 (REI) Agent Comments



Price: \$458,250
Method: Auction Sale
Date: 10/11/2018
Rooms: 4
Property Type: Unit



2/101 Purinuan Rd RESERVOIR 3073 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 24/08/2018
Rooms: 4
Property Type: Unit