

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

3/58 Marchant Avenue, Reservoir Vic 3073

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	2/1 Box St RESERVOIR 3073	\$522,000	22/06/2019
2	4/119 Hickford St RESERVOIR 3073	\$470,000	20/07/2019
3	2/52 Barton St RESERVOIR 3073	\$455,000	03/08/2019

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: Unit
Agent Comments

Indicative Selling Price
\$460,000 - \$495,000
Median Unit Price
Year ending June 2019: \$542,250

Comparable Properties



2/1 Box St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$522,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Townhouse (Res)



4/119 Hickford St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 3
Property Type: Townhouse (Res)



2/52 Barton St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$455,000
Method: Auction Sale
Date: 03/08/2019
Rooms: -
Property Type: Unit