

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

11 Tivey Street, Reservoir Vic 3073

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	11 Evans Cr RESERVOIR 3073	\$770,000	02/01/2019
2	52 Lane Cr RESERVOIR 3073	\$720,000	11/12/2018
3	32 Darebin Blvd RESERVOIR 3073	\$680,000	09/02/2019

**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.



3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$670,000 - \$730,000  
**Median House Price**  
 Year ending December 2018: \$795,000

## Comparable Properties



11 Evans Cr RESERVOIR 3073 (REI)

**Agent Comments**

4   1   2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 02/01/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 746 sqm approx



52 Lane Cr RESERVOIR 3073 (REI)

**Agent Comments**

2   1   2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 11/12/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx



32 Darebin Blvd RESERVOIR 3073 (REI)

**Agent Comments**

3   2   2

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 09/02/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx