

## 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

2/25 Lake 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

\$430,000

&amp;

\$470,000

**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	4/8 White St RESERVOIR 3073	\$487,000	18/03/2019
2	2/33 Ashley St RESERVOIR 3073	\$482,000	25/05/2019
3	2/2 Station St RESERVOIR 3073	\$433,000	25/05/2019

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.



**Rooms:**  
**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median Unit Price**  
March quarter 2019: \$542,500

## Comparable Properties



**4/8 White St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$487,000  
**Method:** Private Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 137 sqm approx



**2/33 Ashley St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$482,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**2/2 Station St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$433,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Unit