

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	32 Walsal Avenue, Reservoir Vic 3073
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$740,000	&	\$780,000
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**Median sale price**

Median price	\$750,000	House	X	Unit		Suburb	Reservoir
Period - From	01/10/2018	to	31/12/2018	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	35 Acheron Av RESERVOIR 3073	\$800,000	20/11/2018
2	40 Ashton St RESERVOIR 3073	\$750,000	16/02/2019
3	9 Goulburn Av RESERVOIR 3073	\$735,000	07/01/2019

**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:** House (Res)  
**Land Size:** 512 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median House Price**  
December quarter 2018: \$750,000

## Comparable Properties



35 Acheron Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



40 Ashton St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 757 sqm approx

9 Goulburn Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 07/01/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx