

## 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

2/63 Pickett 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

\$350,000

&

\$380,000

#### 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	3/180 Rathcown Rd RESERVOIR 3073	\$375,000	29/04/2019
2	11/176 Rathcown Rd RESERVOIR 3073	\$362,500	13/04/2019
3	6/63 Pickett St RESERVOIR 3073	\$340,000	03/06/2019

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.



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**Indicative Selling Price**

\$350,000 - \$380,000

**Median Unit Price**

March quarter 2019: \$542,500



2   1   1

**Rooms:**

**Property Type:** Villa Unit

Agent Comments

## Comparable Properties



3/180 Rathcown Rd RESERVOIR 3073 (REI/VG) Agent Comments

2   1   1

**Price:** \$375,000

**Method:** Sold Before Auction

**Date:** 29/04/2019

**Rooms:** 4

**Property Type:** Unit



11/176 Rathcown Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2   1   1

**Price:** \$362,500

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 5

**Property Type:** Unit



6/63 Pickett St RESERVOIR 3073 (VG)

Agent Comments

2   -   -

**Price:** \$340,000

**Method:** Sale

**Date:** 03/06/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)