

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 15 Orchid Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,100,000

Median sale price

Median price \$820,000 House X Unit Suburb Reservoir

Period - From 01/10/2017 to 30/09/2018 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	34 Dawson St RESERVOIR 3073	\$1,225,000	23/06/2018
2	31 Bartrop St RESERVOIR 3073	\$1,220,000	12/10/2018
3	28 Bray St RESERVOIR 3073	\$930,000	12/11/2018

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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Rooms:**Property Type:** House (Res)**Land Size:** 521 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2018: \$820,000

Comparable Properties

34 Dawson St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,225,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** -**Property Type:** House (Res)**31 Bartrop St RESERVOIR 3073 (REI)**

Agent Comments

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Price: \$1,220,000**Method:** Private Sale**Date:** 12/10/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 890 sqm approx**28 Bray St RESERVOIR 3073 (REI)**

Agent Comments

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  2

Price: \$930,000**Method:** Sold Before Auction**Date:** 12/11/2018**Rooms:** -**Property Type:** House (Res)