

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	5 Kinsale Street, Reservoir Vic 3073
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Indicative selling price

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

Single price	\$1,170,000
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Median sale price

Median price	\$820,500	House	X	Unit		Suburb	Reservoir
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

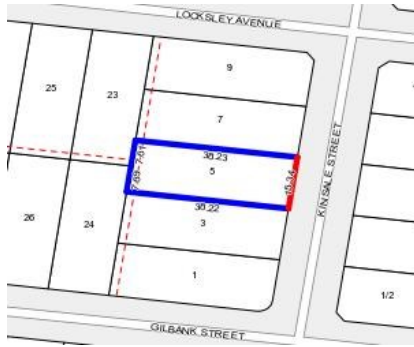
Comparable property sales (*Delete A or B below as applicable)

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	10 Fulham Gr RESERVOIR 3073	\$1,080,000	04/04/2018
2	41 Pine St RESERVOIR 3073	\$1,029,000	17/03/2018
3	36 Crispe St RESERVOIR 3073	\$1,022,000	17/03/2018

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)
Agent Comments

Indicative Selling Price
 \$1,170,000
Median House Price
 June quarter 2018: \$820,500

Comparable Properties

10 Fulham Gr RESERVOIR 3073 (REI)

Agent Comments

2 1 -

Price: \$1,080,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: House (Res)



41 Pine St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$1,029,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 570 sqm approx



36 Crispe St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$1,022,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 625 sqm approx