

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 34 Kenilworth Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$863,500 House X Unit Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 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	44 Compton St RESERVOIR 3073	\$902,000	24/03/2018
2	10 Whitelaw St RESERVOIR 3073	\$865,000	10/01/2018
3	13 George St RESERVOIR 3073	\$860,000	23/11/2017

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**Land Size:** 669.453 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2018: \$863,500

Comparable Properties

**44 Compton St RESERVOIR 3073 (REI)**

Agent Comments

**Price:** \$902,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** 3**Property Type:** House (Res)**Land Size:** 613 sqm approx**10 Whitelaw St RESERVOIR 3073 (REI)**

Agent Comments

**Price:** \$865,000**Method:** Private Sale**Date:** 10/01/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 720 sqm approx**13 George St RESERVOIR 3073 (REI)**

Agent Comments

**Price:** \$860,000**Method:** Sold Before Auction**Date:** 23/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 574 sqm approx