

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

16 Legh Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$750,000 Property Type House Suburb Reservoir

Period - From 01/01/2019 to 31/12/2019 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	351 Edwardes St RESERVOIR 3073	\$862,500	08/02/2020
2	61 Mcfadzean Av RESERVOIR 3073	\$760,000	01/02/2020
3	2 Botha Av RESERVOIR 3073	\$755,000	07/03/2020

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.~~

This Statement of Information was prepared on: 10/03/2020 10:04



Property Type: House (Res)
Land Size: TBA sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending December 2019: \$750,000

Comparable Properties



351 Edwardes St RESERVOIR 3073 (REI)

Agent Comments



Price: \$862,500
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 491 sqm approx



61 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 01/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 624 sqm approx

2 Botha Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 545 sqm approx