

## 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	13 Barron Street, Reservoir Vic 3073
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$600,000	&	\$660,000
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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	6 Joan Ct RESERVOIR 3073	\$682,000	11/08/2018
2	16 Wellman St RESERVOIR 3073	\$653,000	23/06/2018
3	29 Tovey St RESERVOIR 3073	\$605,000	28/07/2018

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median House Price**  
 June quarter 2018: \$820,500

## Comparable Properties



**6 Joan Ct RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$682,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**16 Wellman St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$653,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 520 sqm approx

**29 Tovey St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** House