



2   
 1   
 1

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

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 Year ending March 2017: \$755,500

## Comparable Properties

### 4 Moore Cr RESERVOIR 3073 (REI)

Agent Comments

3   
 1   
 2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 620 sqm



### 15 Coleman Cr RESERVOIR 3073 (REI)

Agent Comments

3   
 1   
 3

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 10/12/2016  
**Rooms:** -  
**Property Type:** House (Res)



### 11 Armstrong St RESERVOIR 3073 (REI)

Agent Comments

3   
 1   
 2

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 400 sqm

## 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 10 Frankston Street, Reservoir Vic 3073

#### Indicative selling price

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

Range between \$700,000 & \$770,000

#### Median sale price

Median price \$755,500

House X

Suburb Reservoir

Period - From 01/04/2016 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Moore Cr RESERVOIR 3073	\$810,000	13/05/2017
15 Coleman Cr RESERVOIR 3073	\$770,000	10/12/2016
11 Armstrong St RESERVOIR 3073	\$735,000	17/12/2016