

## 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

169 Darebin Boulevard, 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

\$800,000

&

\$880,000

#### Median sale price

Median price \$845,000

House

X

Unit

Suburb

Reservoir

Period - From

01/07/2017

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	80 Darebin Blvd RESERVOIR 3073	\$965,000	12/05/2018
2	17 Ayr St RESERVOIR 3073	\$880,000	13/09/2018
3	157 Darebin Blvd RESERVOIR 3073	\$815,000	18/08/2018

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:** House

**Land Size:** 559 sqm approx

**Agent Comments**

## Comparable Properties



**80 Darebin Blvd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$965,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 839 sqm approx



**17 Ayr St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$880,000

**Method:** Private Sale

**Date:** 13/09/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 767 sqm approx



**157 Darebin Blvd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** House (Res)