

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/49 Northernhay Street Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

*House

*Unit

X

Suburb

Reservoir

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 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

2/59 Thackeray Road Reservoir VIC 3073	\$415,000	24-Apr-19
4/66 Delaware Street Reservoir VIC 3073	\$420,000	01-Apr-19
3/154 North Road Reservoir VIC 3073	\$527,000	18-May-19

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 6 months.~~

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2/59 Thackeray Road Reservoir VIC 3073 Sold Price **\$415,000** Sold Date **24-Apr-19**
 Distance **0.38km**

2 1 2



4/66 Delaware Street Reservoir VIC 3073 Sold Price **\$420,000** Sold Date **01-Apr-19**
 Distance **0.57km**

2 1 1



3/154 North Road Reservoir VIC 3073 Sold Price **\$527,000** Sold Date **18-May-19**
 Distance **0.37km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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