

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 6a Oulton Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$528,750 House Unit X Suburb Reservoir

Period - From 01/04/2017 to 30/06/2017 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	3/76 Southernhay St RESERVOIR 3073	\$668,500	01/07/2017
2	1/9 Loddon Av RESERVOIR 3073	\$668,000	08/04/2017
3	3/169 Broadway RESERVOIR 3073	\$660,000	21/08/2017

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.~~



 2
  1
  1

Rooms:
Property Type: Land
Land Size: 153 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$660,000
Median Unit Price
 June quarter 2017: \$528,750

Comparable Properties



3/76 Southernhay St RESERVOIR 3073 (REI) [Agent Comments](#)

 2
  2
  1

Price: \$668,500
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Townhouse (Res)



1/9 Loddon Av RESERVOIR 3073 (REI/VG) [Agent Comments](#)

 3
  2
  1

Price: \$668,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 241 sqm approx

3/169 Broadway RESERVOIR 3073 (REI) [Agent Comments](#)

 2
  2
  1

Price: \$660,000
Method: Private Sale
Date: 21/08/2017
Rooms: -
Property Type: Townhouse (Res)