

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

3/8 White Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$542,500

House

Unit

X

Suburb

Reservoir

Period - From

01/01/2019

to

31/03/2019

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 | 4/8 White St RESERVOIR 3073 | \$487,000 | 18/03/2019 |
| 2 | 2/78 Strathmerton St RESERVOIR 3073 | \$480,000 | 24/01/2019 |
| 3 | 3/5 Dumbarton St RESERVOIR 3073 | \$459,000 | 04/01/2019 |

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: 1
Property Type: House (Previously Occupied - Detached)
 Agent Comments

Indicative Selling Price
 \$450,000 - \$480,000
Median Unit Price
 March quarter 2019: \$542,500

Comparable Properties



4/8 White St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$487,000
Method: Private Sale
Date: 18/03/2019
Rooms: -
Property Type: Unit
Land Size: 137 sqm approx



2/78 Strathmerton St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$480,000
Method: Private Sale
Date: 24/01/2019
Rooms: -
Property Type: Villa



3/5 Dumbarton St RESERVOIR 3073 (VG)

Agent Comments

2
 -
 -

Price: \$459,000
Method: Sale
Date: 04/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)