

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

6 CAMERON STREET, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range: \$730,000 to \$795,000

Median sale price

Median price \$730,000

House

Unit

Suburb RESERVOIR

Period 01 July 2018 to 30 June 2019

Source



Comparable property sales

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

Price

Date of sale

Address of comparable	Price	Date of sale
13 NOCTON ST, RESERVOIR, VIC 3073	\$730,000	22/06/2019
6 NOCTON ST, RESERVOIR, VIC 3073	\$775,000	16/05/2019
45 KINGSLEY RD, RESERVOIR, VIC 3073	\$792,500	01/06/2019

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CAMERON STREET, RESERVOIR, VIC

2 - -

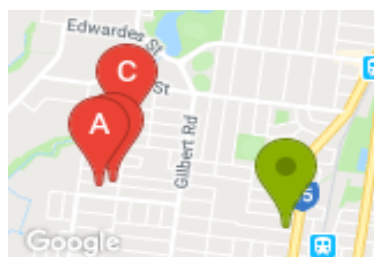
Indicative Selling Price

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

Price Range: **\$730,000 to \$795,000**

Provided by: Colin Abbas, Nelson Alexander Reservoir

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$730,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 NOCTON ST, RESERVOIR, VIC 3073

2 1 3

Sale Price

\$730,000

Sale Date: 22/06/2019

Distance from Property: 1.3km



6 NOCTON ST, RESERVOIR, VIC 3073

2 - -

Sale Price

\$775,000

Sale Date: 16/05/2019

Distance from Property: 1.2km



45 KINGSLEY RD, RESERVOIR, VIC 3073

3 1 4

Sale Price

\$792,500

Sale Date: 01/06/2019

Distance from Property: 1.2km



This report has been compiled on 02/08/2019 by Nelson Alexander Reservoir . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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