

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

3/5 Louis Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2018

to

30/09/2019

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	2/184 Edwardes St RESERVOIR 3073	\$430,000	22/06/2019
2	2/49 Northernhay St RESERVOIR 3073	\$423,000	03/08/2019
3	6/20-24 Ameily Cr RESERVOIR 3073	\$405,000	28/10/2019

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.~~

This Statement of Information was prepared on:

08/11/2019 08:59



2 -

Property Type: Unit
Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties



2/184 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Unit

2/49 Northernhay St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$423,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Unit



6/20-24 Ameily Cr RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$405,000

Method: Private Sale

Date: 28/10/2019

Property Type: Unit