

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

70 Blake Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$753,250

Property Type

House

Suburb

Reservoir

Period - From

01/07/2019

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	29 Elm St PRESTON 3072	\$634,000	12/10/2019
2	45 Andrews Av RESERVOIR 3073	\$625,000	27/07/2019
3	203 Albert St RESERVOIR 3073	\$560,000	03/06/2019

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:

29/11/2019 14:42



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Property Type: House
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median House Price
September quarter 2019: \$753,250

Comparable Properties



29 Elm St PRESTON 3072 (REI)

Agent Comments

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Price: \$634,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 330 sqm approx

45 Andrews Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$625,000
Method: Auction Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 560 sqm approx

203 Albert St RESERVOIR 3073 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 03/06/2019
Property Type: House (Res)
Land Size: 586 sqm approx