### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$550,000		&		\$605,000			
Median sale pr	rice							
Median price	\$753,250	Pro	operty Type	Hou	ISE		Suburb	Reservoir
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress 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



# Harcourts Rata & Co

Daniel Galea 0423 753 893 daniel.galea@harcourts.com.au





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)



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

45 Andrews Av RESERVOIR 3073 (REI/VG)

Agent Comments



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)

🛏 3 🗰 - 🋱 -

Agent Comments

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

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.