

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

1/78 Strathmerton Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$548,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2018

to

31/12/2018

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	2/78 Strathmerton St RESERVOIR 3073	\$480,000	24/01/2019
2	4/76 Darebin Blvd RESERVOIR 3073	\$470,000	08/12/2018
3	4/10 Jinghi Rd RESERVOIR 3073	\$450,000	20/12/2018

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.

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Rooms:
Property Type: Unit
Land Size: 241 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
December quarter 2018: \$548,000

Comparable Properties



2/78 Strathmerton St RESERVOIR 3073 (REI) Agent Comments



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

4/76 Darebin Blvd RESERVOIR 3073 (REI) Agent Comments



Price: \$470,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Unit



4/10 Jinghi Rd RESERVOIR 3073 (REI) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 20/12/2018
Rooms: 3
Property Type: Townhouse (Res)