

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 Teresa Court, Reservoir Vic 3073

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$990,000

**Median sale price**

Median price \$840,000

House

X

Unit

Suburb

Reservoir

Period - From 01/10/2017

to 31/12/2017

Source REIV

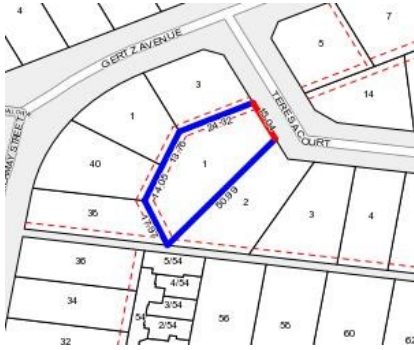
**Comparable property sales (\*Delete A or B below as applicable)**

**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	6 Pallant Av RESERVOIR 3073	\$1,000,000	08/02/2018
2	41 Amery St RESERVOIR 3073	\$990,000	13/02/2018
3	22 Smith St RESERVOIR 3073	\$980,000	16/02/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 963 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000  
**Median House Price**  
December quarter 2017: \$840,000

## Comparable Properties



**6 Pallant Av RESERVOIR 3073 (VG)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 08/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**41 Amery St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 13/02/2018  
**Rooms:** -  
**Property Type:** House (Res)



**22 Smith St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 16/02/2018  
**Rooms:** -  
**Property Type:** House (Res)