

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

26 Alcock Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$945,000

&

\$990,000

Median sale price

Median price

\$863,500

House

X

Unit

Suburb

Reservoir

Period - From

01/01/2018

to

31/03/2018

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	41 Amery St RESERVOIR 3073	\$990,000	13/02/2018
2	127 Wilson Blvd RESERVOIR 3073	\$957,000	24/02/2018
3	49 Elliot St RESERVOIR 3073	\$941,000	09/12/2017

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: 4
Property Type: Land
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$945,000 - \$990,000
Median House Price
March quarter 2018: \$863,500

Comparable Properties



41 Amery St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 13/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 862 sqm approx



127 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments



Price: \$957,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



49 Elliot St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$941,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 753 sqm approx