



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median House Price**  
March quarter 2017: \$820,000

## Comparable Properties

2/10 Barry St RESERVOIR 3073 (REI/VG)

**Agent Comments**

2   -   -

**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2017  
**Rooms:** -  
**Property Type:** Unit



3/963 High St RESERVOIR 3073 (REI)

**Agent Comments**

2   1   1

**Price:** \$406,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 3  
**Property Type:** Unit



42 Elinda Pl RESERVOIR 3073 (REI)

**Agent Comments**

2   1   1

**Price:** \$395,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 3  
**Property Type:** Unit

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/10 Barry St RESERVOIR 3073	\$440,000	10/03/2017
3/963 High St RESERVOIR 3073	\$406,000	06/05/2017
42 Elinda PI RESERVOIR 3073	\$395,000	22/04/2017