

STATEMENT OF INFORMATION

28 CLINGIN STREET, RESERVOIR, VIC 3073

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 CLINGIN STREET, RESERVOIR, VIC

2 1 2

Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$774,250

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



26 SESTON ST, RESERVOIR, VIC 3073

2 1 1

Sale Price

\$840,000

Sale Date: 29/06/2017

Distance from Property: 275m



14 RONA ST, RESERVOIR, VIC 3073

2 1 1

Sale Price

***\$1,090,000**

Sale Date: 07/10/2017

Distance from Property: 3km



3 FRANKSTON ST, RESERVOIR, VIC 3073

2 1 2

Sale Price

***\$945,000**

Sale Date: 07/10/2017

Distance from Property: 2.9km



This report has been compiled on 30/11/2017 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 CLINGIN STREET, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price \$774,250

House

Unit

Suburb

RESERVOIR

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
26 SESTON ST, RESERVOIR, VIC 3073	\$840,000	29/06/2017
14 RONA ST, RESERVOIR, VIC 3073	*\$1,090,000	07/10/2017
3 FRANKSTON ST, RESERVOIR, VIC 3073	*\$945,000	07/10/2017