

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 8 Balfour Street Reservoir

Indicative selling price

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

range between \$700,000 & \$750,000

Median sale price

Median price \$840,000 House x Suburb Reservoir

Period - From April 17 to June 17

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 21 Hughes Pde, Reservoir	\$758,000	02/09/17
2. 1053 High Street, Reservoir	\$732,000	12/08/17
3. 43 Pallant Ave, Reservoir	\$757,500	13/05/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 16/10/17