

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 113 Hughes Parade, Reservoir

Indicative selling price

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

or range between \$830,000 & \$913,000

Median sale price

Median price \$840,000

*House X

Suburb RESERVOIR

Period - From 28/01/17 To 28/07/17

Source 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. 69 Chauvel Street, Reservoir	\$912,000	24/06/17
2. 27A Lindenow Street, Reservoir	\$820,000	15/05/17
3. 63 Chauvel Street, Reservoir	\$875,000	07/05/17

Property data source: REIV propertydata.com.au. Generated on: 15th August 2017