

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 2/8 Palm Avenue, Reservoir

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$460,000

*Unit X

Suburb Reservoir

Period - From 1st August 2016

to 7th August 2017

Source Realestate.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
3/38 Macartney Street, Reservoir	\$555,000	18/08/2017
5/38 Macartney Street, Reservoir	\$550,000	05/07/2017
3/8 Palm Avenue, Reservoir	\$605,000	01/07/2017

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