

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 13 & 15 Kilmore Avenue, Reservoir

Indicative selling price

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

or range between \$1,440,000 & \$1,584,000

Median sale price

(*Delete house or unit as applicable)

Median price \$810,000 *House ☒ Suburb Reservoir
Period - From 1/1/2017 to 30/6/2017 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. 1 & 3 Nicholson Avenue, Reservoir	\$1,960,000	17/03/2017
2. 128-130 North Road, Reservoir	\$1,750,000	13/05/2017
3. 84-86 Howard Street, Reservoir	\$1,910,000	06/05/2017

Property data source: REIV propertydata.com.au. Generated on: 7th August 2017