

## 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 2/37 Ashton Street, Reservoir

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$515,000 & \$565,000

### Median sale price

Median price \$555,000 \*Unit X Suburb or locality RESERVOIR

Period - From 1/7/2017 to 30/9/2017 Source REIV propertydata.com.au

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/66 Blake Street, Reservoir	\$540,000	30/7/17
3/17 Nicholson Avenue, Reservoir	\$527,500	24/5/17
2/17 Nicholson Avenue, Reservoir	\$520,000	22/5/17

Property data source: REIV propertydata.com.au. Generated on:6/11/2017.