



Melissa Fiorio
M 93835888
E melissa@lewisre.com.au

STATEMENT OF INFORMATION

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UNIT Offered for Sale

4/18 Maclagan Crescent Reservoir VIC 3073

2 1 1

Indicative Selling Price

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

Single Price \$415,000

Median Sale Price

\$450,000 Units in Reservoir between Nov 2016 - Oct 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/963 High Street Reservoir VIC 3073

2 1 1

Sold Price **\$406,000** Sold Date **06-May-17**

Distance **0.36km**



2/1 Smith Street Reservoir VIC 3073

2 1 1

Sold Price **\$445,500** Sold Date **20-Jul-17**

Distance **0.53km**



3/23 Allenby Avenue Reservoir VIC 3073

2 1 1

Sold Price **\$425,000** Sold Date **24-May-17**

Distance **0.3km**

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