
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

11 Kilmore Avenue, Reservoir

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price

\$767,000

*House

X

Suburb

Reservoir

Period - From

MAY 2017

to

JULY 2017

Source

Core Logic RP Data

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 37 Charlton Crescent, Reservoir	\$730,000	16/06/2017
2 2 Kerang Avenue, Reservoir	\$760,000	08/07/2017
3 18 Winter Crescent, Reservoir	\$775,000	01/09/2017

Property data source: Core Logic RP Data. Generated on: 23/10/2017