

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 2/138 Rathcown Rd Reservoir Vic 3073

Indicative selling price

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

\$ 300,000

&

\$ 330,000

Median sale price

Median price \$ 438,000

*Unit

x

Suburb Reservoir

Period - From

April

to

June

Source

REIV propertydata.com.au

Comparable property sales

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 1/60 Dundee Street Reservoir Vic 3073	\$ 357,500	4 March 2017
2 4/43 St Vigeons Road Reservoir Vic 3073	\$ 365,000	10 June 2017
3 2/17 Dundee Street Reservoir Vic 3073	\$ 324,000	22 June 2017

Property data source: REIV propertydata.com.au. Generated on: 3/8/2017