

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

4/8 Chaleyer St Reservoir Vic 3073

Indicative selling price

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

\$ 500,000

&

\$ 550,000

Median sale price

Median price

\$ 555,000

Unit

X

Suburb

Reservoir

Period - From

01/July/2017

to

30/Sep/2017

Source

Property data

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 1/123 Boldrewood Parade Reservoir	\$590,000	11/11/2017
2 1/26-28 Boldrewood Parade Reservoir	\$579,000	10/06/2017
3 4/213-215 Albert Street Reservoir	\$600,000	01/06/2017

Property data source: property data Generated on: 21/11/2017