

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 45 Kingsley Road, Reservoir

Indicative selling price

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

Range between \$780,000 & \$850,000

/Median sale price

Median price \$778,000 *House ☒ Suburb Reservoir

Period - From 1st Oct. 2016 to 10th Oct. 2017 Source Realestate.com.au

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. 7 Nocton Street, Reservoir | \$795,000 | 05/09/17 |
| 2. 3 Arbor Avenue, Reservoir | \$830,000 | 14/05/17 |
| 3. 3 Horton Street, Reservoir | \$800,000 | 13/05/17 |

Generated 16/10/2017