

## 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 57 SOUTHERNHAY STREET RESERVOIR 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$\*1,150,000

&

\$\*1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$820,000

\*House

X

\*Unit

Suburb RESERVOIR

Period - From 29/1//2016

to

29/5/2017

Source

[REIV propertydata.com.au](http://REIV.propertydata.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 HILL GROVE, PRESTON	\$1,230,000	18/3/2017
47 ROSEBERRY GVE, PRESTON	\$1,220,000	17/12/2016
263 TYLER ST, PRESTON	\$1,200,000	8/4/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).