

**STATEMENT OF INFORMATION****Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.**Sections 47AF of the *Estate Agents Act 1980***Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\* 1 Million

or range between

\$\* —

&amp;

\$\* —

**Median sale price**

Median price

\$ 820,000

\*House



\*Unit



Suburb or locality

Reservoir

Period - From

Dec 2016

to

March 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 6 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	4 Mason Street, Reservoir	\$1,140,000	18/2/17
2	39 Kinsale Street Reservoir	\$1,030,000	4/3/17
3	23 Marchant Avenue, Reservoir	\$1,020,500	25/3/17

OR

**B\* Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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

9/5/17