

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

 Single price \$* 1 Million or range between \$* & \$*
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
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