

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 1A St Vigeons Road, Reservoir

Indicative selling price

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

Single Price \$599,000

Median sale price

Median price \$860,000

*House ☒

Suburb or
locality RESERVOIR

Period - From 13/8/2017 to 13/11/2017

Source REIV propertydata.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
34 Green Avenue, Kingsbury	\$585,000	16/05/2017
104 Purinuan Road, Reservoir	\$635,000	26/05/2017
4 Merino Street, Reservoir	\$750,000	2/09/2017

Property data source: REIV propertydata.com.au. Generated on: 18/12/2017.