

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 4/36 Wattlebird Crescent, Reservoir VIC 3073

Indicative selling price

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

range between \$490,000 & \$530,000

Median sale price

Median price \$555,000 *House X Suburb RESERVOIR

Period - From 01/01/2017 to 31/03/2017 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
20/87-93 Radford Rd, RESERVOIR 3073	\$555,000	06/03/2017
2/30 Alec Cr, FAWKNER 3060	\$520,000	10/05/2017
7/119-125 Mahoneys Rd, RESERVOIR 3073	\$445,000	06/03/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 26/05/2017