

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 2/177 EDWARDES ST, RESERVOIR 3073

Indicative selling price

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

range between \$470,000 & \$500,000

Median sale price

Median price \$555,000 *Unit X Suburb RESERVOIR
Period - From AUGUST 2017 to OCTOBER 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 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
3/1-3 Lakeside Avenue, Reservoir 3073	\$485,000	15/7/2017
1/3 Seaver Grove, Reservoir 3073	\$507,000	22/07/2017
2/17 Best Street, Reservoir 3073	\$520,000	16/09/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 3/11/2017