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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

|                               |
|-------------------------------|
| 9 DELAWARE ST, RESERVOIR 3073 |
|-------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

|           |
|-----------|
| \$780,000 |
|-----------|

 & 

|           |
|-----------|
| \$850,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$846,000 |
|-----------|

 \*House 

|   |
|---|
| X |
|---|

 Suburb 

|           |
|-----------|
| RESERVOIR |
|-----------|

  
Period - From 

|          |
|----------|
| 2/2/2017 |
|----------|

 to 

|          |
|----------|
| 2/8/2017 |
|----------|

 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 |
|--------------------------------|-----------|--------------|
| 7 Thackeray Road Reservoir     | \$928,000 | 25/2/2017    |
| 23 Acheron Ave, Reservoir      | \$925,000 | 8/7/2017     |
| 35 Goulburn Ave Reservoir      | \$880,000 | 25/2/2017    |