
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 8/9-11 WILSON BLVD, RESERVOIR 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 \$528,750 *Unit X Suburb RESERVOIR
Period - From 8/6/2017 to 8/9/2017 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
2/33 O'Connor Street, Reservoir	\$521,000	3/6/2017
1/6 Griffiths Street, Reservoir	\$455,000	9/6/2017
15/132a Leamington Street, Reservoir	\$540,000	22/6/2017