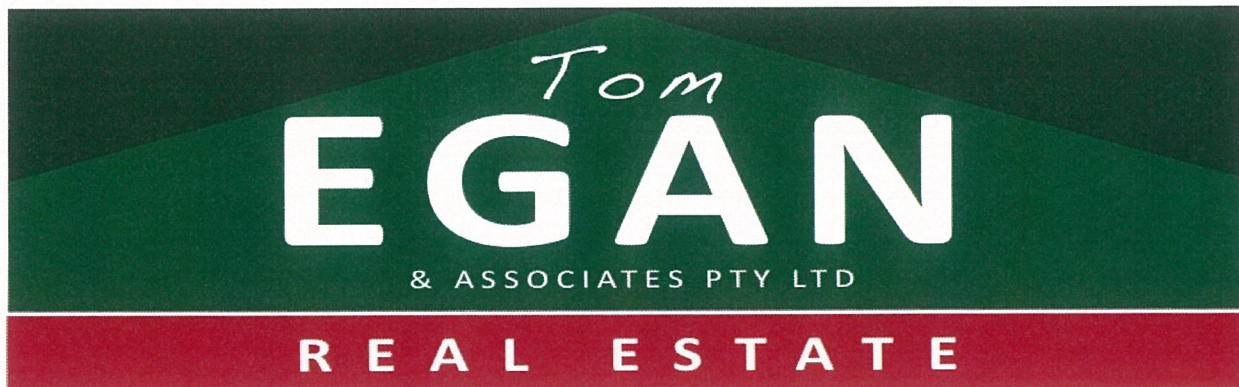




Statement of Information

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 1C Wattlebrae Street Reservoir 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$350,000 & \$370,000

Median sale price

(*Delete house or unit as applicable)

Median price \$445000 *House *Unit x Suburb Reservoir 3073

Period - From June 17 to June 17 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

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
1/33 Ashley Street Reservoir 3073	\$378,000	16/9/17
5/1 Griffiths Street Reservoir 3073	\$385,000	30/6/17
1/72 Pine Street Reservoir 3073	\$325,000	12/8/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

► SOLD PROPERTIES

1/33 Ashley Street Reservoir VIC 3073

Sold Price: **\$378,000**

Sold Date: **16 Sep 2017**

Category: Unit: Standard

Lot Plan: 1/PS621220 RESERVOIR VIC

1

1

1

Approx.
159m²

Distance: 1.16km

5/1 Griffiths Street Reservoir VIC 3073

Sold Price: **\$385,000**

Sold Date: **30 Jun 2017**

Category: Unit

Lot Plan: 5/PS721826 RESERVOIR VIC

1

1

1

-

Distance: 0.79km

1/72 Pine Street Reservoir VIC 3073

Sold Price: **\$325,000**

Sold Date: **12 Aug 2017**

Category: Unit: Standard

Lot Plan: 1/RP6699 RESERVOIR VIC

1

1

1

Approx.
60m²

Distance: 0.84km