

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 1/149 Broadway, Reservoir

Indicative selling price

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

or range between \$560,000 & \$610,000

Median sale price

Median price \$558,000 *Unit X Suburb or locality RESERVOIR

Period - From 1/07/2017 to 30/09/2017 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 6 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
2/80 Delaware Street, Reservoir	\$606,000	21/10/17
179 Broadway, Reservoir	\$590,000	17/06/17
4/36 Tambo Avenue, Reservoir	\$595,000	16/06/17

Property data source: REIV propertydata.com.au. Generated on: 15/11/2017.