

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 5A Kyneton Avenue, Reservoir

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

(*Delete house or unit as applicable)

Median price \$560,000 *Unit X Suburb Reservoir
Period - From 28/12/16 to 28/6/17 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
1. 45B Whitelaw Street, Reservoir	\$700,000	14/06/17
2. 1/9 Loddon Avenue, Reservoir	\$668,000	08/04/17
3. 1/28 North Road, Reservoir	\$741,000	20/05/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 1 August 2017