

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 133 St Vigeons Road, Reservoir

Indicative selling price

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

or range between \$800,000 & \$880,000

Median sale price

Median price \$846,000 *House ☒ *Unit ☐ Suburb RESERVOIR
Period - From MAR 2017 to JUN 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
124 Rathcown Road, Reservoir	\$830,000	11/8/17
41 Miranda Road, Reservoir	\$870,000	12/8/17
130 Rathcown Road, Reservoir	\$840,000	16/9/17

Property data source: REIV propertydata.com.au. Generated on: 20/9/17