

## 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 45-47 North Road, Reservoir

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$1,800,000 & \$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$840,000 \*House ☒ Suburb RESERVOIR  
Period - From MAR 2017 to SEPT 2017 Source REIV propertydata.com.au

### 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 |
|---------------------------------|-------------|--------------|
| 1-3 Nicholson Avenue, Reservoir | \$1,960,000 | 17/3/17      |
| 13-15 Kilmore Avenue, Reservoir | \$1,866,000 | 9/9/17       |
| 84-86 Howard Street, Reservoir  | \$1,910,000 | 6/5/17       |

Property data source: REIV propertydata.com.au. Generated on: 27 September 2017