

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 25 CRAWLEY STREET RESERVOIR

Indicative selling price

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

Single price \$ 980,000

Median sale price

Median price \$ 846,000 *House ☒ Suburb RESERVOIR
Period - From 1 JULY 2017 to 30 SEP 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
1 29 SOUTHERNHAY STREET RESERVOIR	\$ 1,010,000	6/5/2017
2 60 SOUTHERNHAY STREET RESERVOIR	\$ 1,175,000	19/8/2017
3 54 PINE STREET RESERVOIR	\$ 850,000	26/9/2017

Property data source: REIV propertydata.com.au. Generated on: 24/10/2017