

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*385,000 & \$*423,500

Median sale price

(*Delete house or unit as applicable)

Median price \$ 540,000 *Unit ☒ X Suburb or locality Reservoir

Period - From 14/12/2016 to 14/5/2017 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 *6 months that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 42 Elinda Place reservoir	\$ 395000	22/04/2017
2	\$	
3	\$	

OR

B* Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.