

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/9 Asquith Street, Reservoir Vic 3073
---	--

Indicative selling price

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

Range between	\$370,000	&	\$407,000
---------------	-----------	---	-----------

Median sale price

Median price	\$528,750	Unit	X	Suburb	Reservoir
Period - From	01/04/2017	to	30/06/2017	Source	REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
75 Elinda PI RESERVOIR 3073	\$430,000	20/06/2017
3/963 High St RESERVOIR 3073	\$406,000	06/05/2017
2/42 Harbury St RESERVOIR 3073	\$390,000	28/03/2017