

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 12 Kolverne Street, Reservoir

Indicative selling price

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

or range between \$640,000 & \$704,000

Median sale price

(*Delete house or unit as applicable)

Median price \$840,000 *House ☒ Suburb RESERVOIR
Period - From MAR 2017 to 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. 18 Zinnia Street, Reservoir	\$595,000	20/4/17
2. 9 Kolverne Street, Reservoir	\$685,000	24/6/17
3. 13 Glenvale Road, Reservoir	\$750,000	5/6/17

Property data source: REIV propertydata.com.au. Generated on: 12/09/2017