

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 1/10 Smith Street, RESERVOIR

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$445,000 Unit X Suburb RESERVOIR

Period - From APRIL 2017 to JUNE 2017 Source Core Logic RP Data

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 2/1 Smith Street, Reservoir	\$445,500	20/07/2017
2 1/188 Rathcown Road, Reservoir	\$502,000	04/07/2017
3 1/146 St Vigeons Road, Reservoir	\$520,000	23/05/2017

Property data source: Core Logic RP Data. Generated on: 03/11/2017