

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

1/7 Kyneton Ave Reservoir

Indicative selling price

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

Single Price

\$550,000

Median sale price

Median price

\$465,000

Unit

X

Suburb

RESERVOIR

Period - From

July 2017

to

Sept 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 108B Royal Pde Reservoir | \$605,000 | 5/8/2017 |
| 2 1/65 Thackeray Rd Reservoir | \$455,000 | 21/8/2017 |
| 3 1/118 Rathcown Rd Reservoir | \$502,000 | 4/7/2017 |

Property data source: CoreLogic propertydata.com.au. Generated on: 18/10/2017