

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 3/153 RATHCOWN RD, RESERVOIR 3073

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$555,000 | *Unit Suburb or locality RESERVOIR
 Period - From July 2017 to September 2017 Source REIV propertydata.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/63 Lane Cres, Reservoir 3073	\$546,000	21/10/2017
4/94 Purinuan Road, Reservoir 3073	\$565,000	14/10/2017
4/80 Rathcown Road, Reservoir 3073	\$523,000	02/09/2017

Property data source: REIV propertydata.com.au. Generated on: 10/11/2017

