

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 20 BARTON STREET RESERVOIR 3073

Indicative selling price

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

Single price \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$846,000

*House X

Suburb RESERVOIR

Period - From 19/1/2017 to 19/7/2017

Source [REIV propertydata.com.au](http://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
23 Pallant Ave, Reservoir	\$750,000	27/5/2017
2 Fordham Rd Reservoir	\$741,000	6/05/2017
21 Henty Street, Reservoir	\$801,000	24/04/2017