

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 21 HUGHES PDE, RESERVOIR 3073

Indicative selling price

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

range between \$680,000 & \$748,000

Median sale price

Median price \$820,000 *House ☒ Suburb RESERVOIR

Period - From 20/12/2016 to 20/6/2017 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
207 Broadhurst Ave, Reservoir	\$687,000	4/3/2017
7 Lambassa Gr, Reservoir	\$751,000	3/6/2017
2 Colthur St, Reservoir	\$710,000	1/4//2017

Property data source: REIV propertydata.com.au. Generated on: 21st June 2017