

## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  Suburb   
Period - From  to  Source

### 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. 87 Pallant Ave Reservoir	\$700,000	21/3/2017
2. 43 Pallant Ave Reservoir	\$757,500	13/5/2017
3. 1A Balfour St Reservoir	\$630,000	24/6/2017

Property data source: [CoreLogic propertydata.com.au](http://CoreLogicpropertydata.com.au). Generated on: 28/7/2017