



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

19 Smith Street,  
RESERVOIR 3073

House



5 beds



2 baths



6 parking

### Indicative selling price

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

**Range from \$1,100,000 -  
\$1,200,000**

### Median sale price

Median **House** for **RESERVOIR** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$762,000**

### Comparable property sales

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 the most comparable to the property for sale.


**26 Stymie Street,** Price **\$1,250,000** Sold 17 June 2017  
KINGSBURY 3083

**32 Broadhurst Avenue,** Price **\$1,210,000** Sold 12 August 2017  
RESERVOIR 3073

**28 Hughes Parade,** Price **\$1,202,000** Sold 25 March 2017  
RESERVOIR 3073

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Danny Wang**  
Ray White

0 431 6 13 56 6  
[danny.wang@raywhite.com](mailto:danny.wang@raywhite.com)



**Ray White Reservoir**

286 Broadway,  
Reservoir VIC 3073