

## 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 44 Clingin Street Reservoir

### Indicative selling price

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

\$ 800,000

&

\$ 880,000

### Median sale price

Median price \$ 846,000 \*House x Suburb RESERVOIR  
Period - From JULY 2017 to SEP 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
1 55 Seston St Reservoir	\$ 725,000	5 August 2017
2 181 Albert St Reservoir	\$ 829,000	26 August 2017
3 167 Albert St Reservoir	\$ 825,000	7 October 2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 10/10/2017