
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

41 Charlton Cres, Reservoir 3073

Indicative selling price

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

range between

\$700,000	&	\$770,000
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Median sale price

(*Delete house or unit as applicable)

Median price

\$846,000	*House	<input checked="" type="checkbox"/>	Suburb	RESERVOIR
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Period - From

9/6/2017	to	9/9/2017	Source	REIV propertydata.com.au
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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
43 Green Ave Kingsbury	\$740,000	15/7/2017
9 Winter Cres, Reservoir	\$770,000	17/6/2017
2 Kerang Ave, Reservoir	\$760,000	8/7/2017