

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 6 Pallant Avenue, Reservoir

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$846,000 *House Suburb RESERVOIR
Period - From MAR 2017 to JUNE 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
1. 114 Glasgow Avenue, Reservoir	\$1,075,000	29/4/17
2. 113 Hughes Parade, Reservoir	\$986,000	9/9/17
3. 43 Dawson Avenue, Reservoir	\$970,000	30/3/17

Property data source: REIV propertydata.com.au. Generated on: 12/09/2017