

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

4/17 Smith Street Reservoir, 3073

Indicative selling priceFor the meaning of this price see [consumer.vic.gov.au/underquoting](https://www.consumer.vic.gov.au/underquoting).

Range between \$480,000.00 & \$520,000.00

Median sale price

Median price \$550,000.00 Unit X Suburb RESERVOIR

Period - From 01-Jan-2019 to 31-Mar-2019 Source REIV

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/154 North Rd RESERVOIR 3073	\$527,000.00	18-May-2019
2	3/7 Rona St RESERVOIR 3073	\$530,000.00	25-May-2019
3	2/78 Strathmerton Street, Reservoir	\$480,000.00	24-Jan-2019

Sections 47AF of the *Estate Agents Act 1980*For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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