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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 42 Gisborne Crescent, Reservoir

### Indicative selling price

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

Single Price \$900,000

### Median sale price

Median price \$820,000 \*House  Suburb RESERVOIR  
Period - From Feb 2017 to Aug 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. 35 Goulburn Avenue, Reservoir	\$880,000	25/2/17
2. 3 Kyneton Avenue, Reservoir	\$815,000	25/3/17
3. 44 Mendip Road, Reservoir	\$930,000	20/5/17

Property data source: REIV propertydata.com.au. Generated on: 25 August 2017