

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 57 Hickford Street, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$850,000

#### Median sale price

Median price \$863,500 House X Unit Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 37 Miranda Rd RESERVOIR 3073   | \$862,000 | 24/03/2018   |
| 2 | 17 Ramleh Rd RESERVOIR 3073    | \$823,500 | 22/12/2017   |
| 3 | 48 Purinuan Rd RESERVOIR 3073  | \$822,000 | 10/03/2018   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.