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## STATEMENT OF INFORMATION

# Multiple residential properties located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

1 & 2/80 Strathmerton Street Reservoir
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### Indicative selling price

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

#### Unit type or class

e.g. One bedroom units

Single price\*

U1. 3 bedroom townhouse	\$750,000
U2. 2 bedroom townhouse	\$700,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$585,000	Suburb	Reservoir		
Period - From	1/10/2017	to	31/12/2017	Source	<a href="http://REIV.propertydata.com.au">REIV propertydata.com.au</a>

### Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. Two bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1. 1/49 Storey Road Reservoir	\$706,000	31/8/2017
	2. 7/49 Storey Road Reservoir	\$698,000	16/12/2017
	3. 3/30 McMahon Road Reservoir	\$682,500	2/10/2017

**Unit type or class**

E.g. Three bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1. 53C Miranda Road Reservoir	\$752,000	16/9/2017
	2. 1/1 Merino Street Reservoir	\$746,500	6/2/2018
	3. 1/14 Sturdee Street Reservoir	\$678,913	4/12/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 27 February 2018