

STATEMENT OF INFORMATION Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

1 & 2/80 Strathmerton Street Reservoir

Indicative selling price

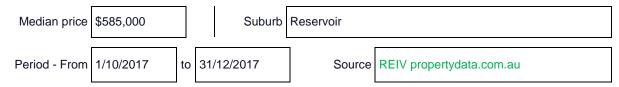
For the meaning of this price see consumer.vic.gov.au/underquoting

Unit type or class

e.g. One bedroom unitsSingle price*U1. 3 bedroom townhouse\$750,000U2. 2 bedroom townhouse\$700,000

Additional entries may be included or attached as required.

Suburb unit median sale price



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	Address of comparable unit	Price	Date of sale
	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	Addres	s of comparable unit	Price	Date of sale
	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. Generated on: 27 February 2018