

# 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: 2/45 Marchant Avenue, Reservoir VIC 3073

### Indicative selling price

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

range between \$365,000 & \$401,500

### Median sale price

Median price: \$463,000 Unit: X Suburb: Reservoir  
 Period - From: 01/04/2016 to: 31/03/2017 Source: REIV

### 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
3/80 Delaware Street, Reservoir	\$407,000	20/05/2017
4/43 St Vigeons Road, Reservoir	\$365,000	10/06/2017
2/1 Clark Street, Reservoir	\$395,000	28/02/2017

Generated 20/06/2017