



Shane Yaman

9460 6511

0417 557 972

shane.y@lovere.com.au

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 8/122 Edwardes Street, Reservoir VIC 3073

Indicative selling price

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

Price range

\$330,000

to

\$363,000

Median sale price

Median price

\$555,000

House

Unit

X

Suburb

RESERVOIR VIC 3073

Period - From

01/07/2017

to

30/09/2017

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
10/26 Ashley Street, RESERVOIR VIC 3073	\$309,000	26/06/2017
23/13 Seaver Grove, RESERVOIR VIC 3073	\$380,000	06/06/2017
5/24 Ashley Street, RESERVOIR VIC 3073	\$385,000	11/10/2017

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