

# 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

3/8 Pratt Street Reservoir, 3073

## Indicative selling price

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

Range between \$420,000.00 & \$460,000.00

## Median sale price

Median price \$600,000.00 Property Type UNIT Suburb RESERVOIR

Period - From 01-Sep-2021 to 01-Feb-2022 Source REIV

## Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 24-Feb-2022 at 4:43:21 PM EST