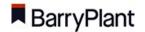
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Includin	Adc g suburb posto	and	igtor	n Avenue, Res	servoir Vic	3073	3				
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$575,000											
Median sale price											
Median	price \$8	392,500	Pr	operty Type	House			Suburb	Reservoir		
Period -	From 01	1/10/2022	to	31/12/2022	2	So	urce	REIV			
Comparable property sales (*Delete A or B below as applicable)											
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								Pı	rice	Date of sale	
1											
2											
3											
OR											
		e agent or ager were sold wit									
	This Statement of Information was prepared on:								03/04/2023 10:22		









Property Type: House Agent Comments

Indicative Selling Price \$575,000 Median House Price December quarter 2022: \$892,500

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



