

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/827 Plenty Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$694,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2021

to 30/09/2021

Source 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	Price	Date of sale
1	10/1023 Plenty Rd KINGSBURY 3083	\$435,000	11/08/2021
2	4/30 Robb St RESERVOIR 3073	\$397,500	23/10/2021
3			

OR

~~B* 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.~~

This Statement of Information was prepared on:

13/12/2021 16:10



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

September quarter 2021: \$694,000

Comparable Properties



10/1023 Plenty Rd KINGSBURY 3083 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 11/08/2021

Property Type: Apartment

4/30 Robb St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$397,500

Method: Auction Sale

Date: 23/10/2021

Property Type: Unit

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 - Love & Co