## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

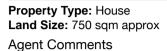
| Prope                                 | rty offered for s  | sale         |                                     |            |          |       |                  |              |  |
|---------------------------------------|--|--------------|-------------------------------------|------------|----------|-------|------------------|--------------|--|
| Address Including suburb and postcode |  | 19 Mcshan    | e Street, Reservoii                 | · Vic 3073 |          |       |                  |              |  |
| Indica                                | tive selling prid  | ce           |                                     |            |          |       |                  |              |  |
| For the                               | meaning of this p  | orice see co | nsumer.vic.gov.au                   | /underquot | ing      |       |                  |              |  |
| Single price \$765,000                |  |              |                                     |            |          |       |                  |              |  |
| Media                                 | n sale price   |              |                                     |            |          | _     |                  |              |  |
| Med                                   | ian price \$850,00   | 00 P         | roperty Type Hou                    | se         | Su       | ıburb | Reservoir        |              |  |
| Perio                                 | d - From 01/01/2   | 2023 to      | 31/03/2023                          | So         | urce RE  | IV    |                  |              |  |
| Comp                                  | arable property  | y sales (*De | elete A or B bel                    | ow as app  | olicable | ·)    |                  |              |  |
| <b>A*</b>                             | These are the three properties sold within two kilometres of the property for sale in the last six-<br>months that the estate agent or agent's representative considers to be most comparable to the<br>property for sale. |              |                                     |            |          |       |                  |              |  |
| Address of comparable property        |  |              |                                     |            |          | Pr    | ice              | Date of sale |  |
| 1                                     |  |              |                                     |            |          |       |                  |              |  |
| 2                                     |  |              |                                     |            |          |       |                  |              |  |
| 3                                     |  |              |                                     |            |          |       |                  |              |  |
| OR                                    |  |              |                                     |            |          |       |                  |              |  |
| B*                                    | •  | •            | representative reatwo kilometres of | •          |          |       |                  | •            |  |
|                                       | This Statement of Information was prepared on:   |              |                                     |            |          |       | 28/06/2023 14:46 |              |  |











Indicative Selling Price \$765,000 Median House Price March quarter 2023: \$850,000

## 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



