Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Indicative selling price

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

Range between \$380,000	&	\$410,000
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Median sale price

Median price	\$538,550	Pro	perty Type	Jnit		Suburb	Kingsbury
Period - From	01/01/2020	to	31/12/2020	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

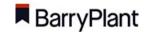
Add	dress of comparable property	Price	Date of sale
1	18/47 Rathcown Rd RESERVOIR 3073	\$415,000	20/02/2021
2	3/3 Mclennan PI PRESTON 3072	\$390,000	22/03/2021
3			

OR

В* 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:	29/03/2021 10:42









Indicative Selling Price \$380,000 - \$410,000 **Median Unit Price** Year ending December 2020: \$538,550

Comparable Properties



18/47 Rathcown Rd RESERVOIR 3073 (REI)

Price: \$415,000 Method: Auction Sale Date: 20/02/2021 Property Type: Unit

Agent Comments



3/3 Mclennan PI PRESTON 3072 (REI)

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Price: \$390,000 Method: Private Sale

Date: 22/03/2021 Property Type: Apartment Agent Comments

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.

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