Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 95 Royal Parade, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$700,000								
Median sale price									
Median price	\$892,500	Pro	operty Type Hou	ISE	Suburb	Reservoir			
Period - From	01/10/2022	to	31/12/2022	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.

Add	dress of comparable property	Price	Date of sale
1	137 Cheddar Rd RESERVOIR 3073	\$725,000	19/11/2022
2	62 Marchant Av RESERVOIR 3073	\$707,000	10/12/2022
3	4 Rose Ct RESERVOIR 3073	\$700,000	30/03/2023

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:

05/04/2023 13:51



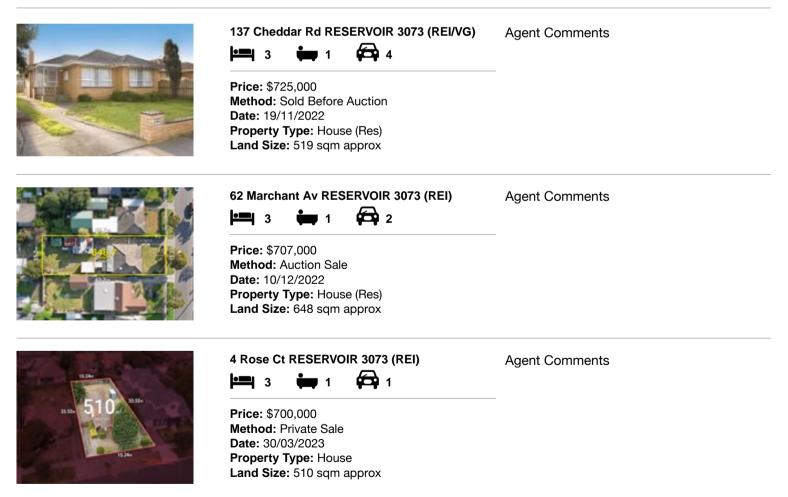






Property Type: Agent Comments Indicative Selling Price \$700,000 Median House Price December quarter 2022: \$892,500

Comparable Properties



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propertydata

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