Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Including suburb and postcode	
ndicative selling pric	ee

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price \$605,000	Property Type	Init	Suburb	Reservoir
Period - From 01/10/2019	to 31/12/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

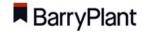
1	4/24 George St RESERVOIR 3073	\$380,000	04/11/2019
2	8/25 Ashley St RESERVOIR 3073	\$335,000	31/07/2019
3			

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:	28/01/2020 09:17









Property Type: Flat

Land Size: 87.117 sqm approx

Agent Comments

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** December quarter 2019: \$605,000

Comparable Properties



4/24 George St RESERVOIR 3073 (REI)

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Price: \$380,000 Method: Private Sale Date: 04/11/2019

Rooms: 3

Property Type: Unit

Agent Comments



8/25 Ashley St RESERVOIR 3073 (REI/VG)





Price: \$335,000 Method: Private Sale Date: 31/07/2019 Rooms: 4

Property Type: Unit

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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