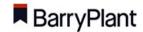
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

_											,	
Proper	ty offer	ed for s	sale									
Address Including suburb and postcode			2/3 Arcadia Avenue, Reservoir Vic 3073									
Indicat	ive sell	ing pric	е									
For the	meaning	of this p	orice see	con	sumer.vic.go	ov.au/ı	underquo	ting				
Range	n \$510,	000		&		\$530,000						
Median sale price												
Media	an price	\$630,00	00	Pro	operty Type	Unit			Suburb	Reservoir		
Period	l - From	01/07/2	022	to	30/09/2022	2	Sc	ource	REIV			
Compa	rable p	roperty	sales	(*De	lete A or B	belo	w as ap _l	plica	ble)			
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									P	rice	Date of sale	
1												
2												
3												
OR												
B*										wer than thre	ee comparable onths.	
	This Statement of Information was prepared on:								on:	31/10/2022 12:06		









Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$510,000 - \$530,000 Median Unit Price September quarter 2022: \$630,000

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. As this is a reverse living townhouse there isn't anything that's comparable that has sold.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



