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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/132a Learnington Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$620,000					
Median sale p	rice									
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	01/10/2022	to	31/12/2022		So	urce	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	5/93 Barton St RESERVOIR 3073	\$610,000	14/12/2022
2	4/35 George St RESERVOIR 3073	\$605,000	23/01/2023
3	2/12 Sharpe St RESERVOIR 3073	\$588,000	08/12/2022

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:

15/02/2023 10:16



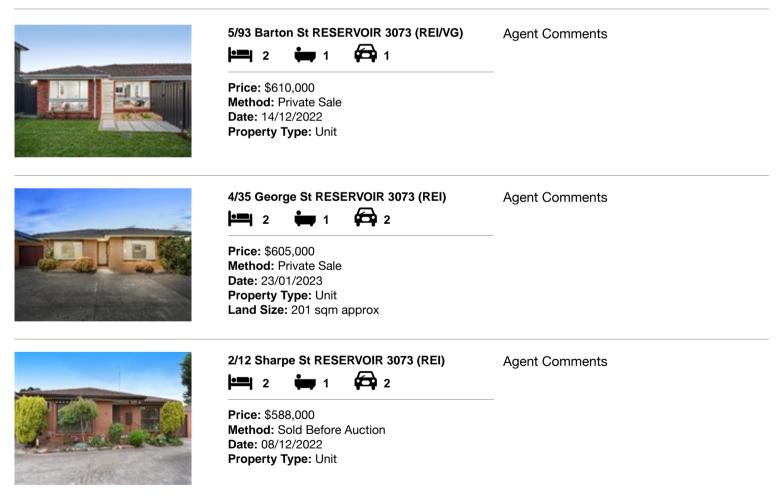






Property Type: Strata Unit/Townhouse - Conjoined Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median Unit Price December quarter 2022: \$595,000

Comparable Properties



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



Propertydata

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