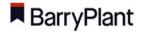
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offere	ed for s	sale									
Address Including suburb and postcode			2/8 Rey	nold	ls Road, Wattle G	ilen Vic 309	96					
ndicative selling price												
For the	meaning (of this p	orice see	con	ารumer.vic.gov.aเ	ı/underquo	ting					
Range	ange between \$870,000				&	\$920,00	20,000					
Mediar	n sale pr	ice										
Media	an price	\$962,50	00	Pr	operty Type Hou	use		Subu	rb V	Wattle Glen		
Period	d - From	09/05/2	021	to	08/05/2022	Sc	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Addre	ss of con	nparabl	le prope	erty					Pri	ce	Date of sale	
1												
2												
3												
OR												
B*		_	_		representative readwork readwork readwards	•					•	
	This Statement of Information was prepared on:								09/05/2022 16:16			









Property Type: House **Land Size:** 433 approx sqm

approx

Agent Comments

Indicative Selling Price \$870,000 - \$920,000 Median House Price 09/05/2021 - 08/05/2022: \$962,500

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.

Account - Barry Plant | P: 03 94381133



