

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

1/4 Jinghi Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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.

Address of comparable property		Price	Date of sale
1	64 Strathmerton St RESERVOIR 3073	\$685,000	16/03/2021
2	1/124 Rathcown Rd RESERVOIR 3073	\$678,000	20/02/2021
3	1/44 Pickett St RESERVOIR 3073	\$648,000	16/03/2021

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:

31/03/2021 10:55



Agent Comments

December quarter 2020: \$612,500

 3  2  2

Property Type: Townhouse (Res)



 3  1  2

Property Type: Townhouse (Res)



 3  1  2

Land Size: 208 sqm approx