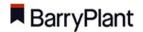
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for s	sale						
Address Including suburb and postcode		762-764 Plenty Road, Reservoir Vic 3073						
Indica	tive selling pric	ce						
For the	meaning of this p	orice see co	nsumer.vic.gov.au	/underquot	ting			
Range	e between \$2,50	0,000	& \$2,750,000					
Media	n sale price							
Medi	ian price \$820,00	00 P	roperty Type Hou	ıse	Sub	urbRes	servoir	
Period	d - From 13/04/2	2020 to	12/04/2021	So	urce REI	/		
Compa	arable property	/ sales (*D	elete A or B bel	ow as app	olicable)			
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								
2								
3								
OR								
B * The estate agent or agent's representative reasonably believes that fewer than three properties were sold within two kilometres of the property for sale in the last six mo								
	This Statement of Information was prepared on:					13/04/2021 15:14		











Property Type: House (Previously

Occupied - Detached) **Land Size:** 1369 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price 13/04/2020 - 12/04/2021: \$820,000

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.

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



