

Phil Peros 03 9471 0233 0421 663 101 phil.p@lovere.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Prop	erty	offered	for	sale
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Including subu		16/696 Plenty Road, Reservoir Vic 3073					
Indicative sell	ing price						
For the meaning	of this price see	e consumer.vic.gov	v.au/underquoting				
Range between	n \$360,000	&	\$380,000				
Median sale p	rice						
Median price	\$579,000	House	Unit X	Suburb Reservoir			
Period - From	01/04/2017	to 31/03/2018	Source BEI	V			

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	102/204 High St PRESTON 3072	\$400,000	21/02/2018
2	4/293-297 Plenty Rd PRESTON 3072	\$395,000	07/03/2018
3	5/26 Ashley St RESERVOIR 3073	\$365,000	05/12/2017

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.





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Indicative Selling Price \$360,000 - \$380,000 Median Unit Price

Year ending March 2018: \$579,000





Rooms:

Property Type: Unit
Agent Comments

Comparable Properties

102/204 High St PRESTON 3072 (REI)

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6 1

Price: \$400,000 Method: Private Sale Date: 21/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



4/293-297 Plenty Rd PRESTON 3072 (REI)

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Price: \$395,000 **Method:** Private Sale **Date:** 07/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments



5/26 Ashley St RESERVOIR 3073 (REI)

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Price: \$365,000 **Method:** Private Sale **Date:** 05/12/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Love & Co





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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