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

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/10 Acheron Avenue, Reservoir Vic 3073

#### Indicative selling price

Period - From 01/01/2021

For the meaning	of this price see	consumer.vic.gc	ov.au/underquotin	g	
Single price	e \$539,000				
Median sale p	rice				
Median price	\$630,000	Property Type	Unit	Suburb	Reservoir

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/03/2021

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

Add	dress of comparable property	Price	Date of sale
1	3/128 Rathcown Rd RESERVOIR 3073	\$490,000	26/05/2021
2			
3			

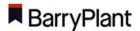
#### OR

**B**<sup>\*</sup> 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:

19/06/2021 12:44









**Property Type:** Unit Agent Comments

Indicative Selling Price \$539,000 Median Unit Price March quarter 2021: \$630,000

# **Comparable Properties**



3/128 Rathcown Rd RESERVOIR 3073 (REI) A



Price: \$490,000 Method: Private Sale Date: 26/05/2021 Property Type: Unit Agent Comments

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





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.