## 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 15-2 Gremel Road, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$95,000									
Median sale price										
Median price	\$620,000	Pro	perty Type Ur	nit		Suburb	Reservoir			
Period - From	19/11/2023	to	18/11/2024	So	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 sixmonths 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	19/2 Gremel Rd RESERVOIR 3073	\$95,000	10/10/2024
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:

19/11/2024 20:47







Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$95,000 Median Unit Price 19/11/2023 - 18/11/2024: \$620,000

# **Comparable Properties**



19/2 Gremel Rd RESERVOIR 3073 (REI)

Agent Comments

Price: \$95,000 Method: Private Sale Date: 10/10/2024 Property Type: Retirement Village Individual Flat/Unit

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





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