Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 3/68 St Vigeons Road, Reservoir Vic 3073 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$630.000 | & | \$680,000 |
|----------------------|-----------|----|-----------|
| . idi.igo zoiii coii | 4000,000 | 5. | 4000,000 |

Median sale price

| Median price | \$700,000 | Pro | perty Type | Townhou | ıse | Suburb | Reservoir |
|---------------|------------|-----|------------|---------|--------|--------|-----------|
| Period - From | 30/05/2021 | to | 29/05/2022 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 1 | 3/84 Miranda Rd RESERVOIR 3073 | \$720,000 | 05/02/2022 |
|---|--------------------------------|-----------|------------|
| 2 | 3/152 Broadway RESERVOIR 3073 | \$672,500 | 19/02/2022 |
| 3 | | | |

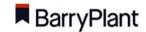
OR

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: | 30/05/2022 11:51 |
|--|------------------|



Date of sale







Indicative Selling Price \$630,000 - \$680,000 Median Townhouse Price 30/05/2021 - 29/05/2022: \$700,000

Comparable Properties

3/84 Miranda Rd RESERVOIR 3073 (REI/VG)

2

Price: \$720,000 Method: Auction Sale Date: 05/02/2022

-- 2

Property Type: Townhouse (Res)

Agent Comments



3/152 Broadway RESERVOIR 3073 (REI/VG)

└─ 2 **└─** 2

Price: \$672,500 Method: Auction Sale Date: 19/02/2022 Rooms: 3

Property Type: Townhouse (Res)

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.

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