Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between \$700,000 | & | \$750,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$620,500 | Pro | perty Type | Jnit |] | Suburb | Reservoir |
|---------------|------------|-----|------------|------|-------|--------|-----------|
| Period - From | 01/04/2023 | to | 30/06/2023 | Se | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

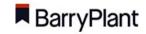
| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 1b Merino St RESERVOIR 3073 | \$780,000 | 04/05/2023 |
| 2 | 3/203 Purinuan Rd RESERVOIR 3073 | \$745,000 | 17/04/2023 |
| 3 | 1/12 Lane Cr RESERVOIR 3073 | \$736,000 | 25/01/2023 |

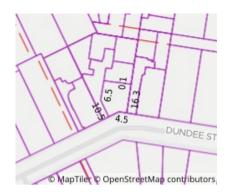
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 21/07/2023 12:10 |
|--|------------------|



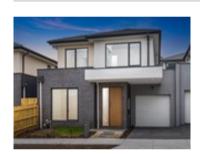






Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** June quarter 2023: \$620,500

Comparable Properties



1b Merino St RESERVOIR 3073 (REI/VG)

--- 3



Price: \$780,000 Method: Private Sale Date: 04/05/2023

Property Type: Townhouse (Single) Land Size: 180 sqm approx

Agent Comments

3/203 Purinuan Rd RESERVOIR 3073 (REI/VG) Agent Comments







Price: \$745,000 Method: Private Sale Date: 17/04/2023

Property Type: Townhouse (Res)







Price: \$736.000 Method: Private Sale Date: 25/01/2023

Property Type: Townhouse (Res)

Agent Comments

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



