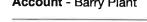


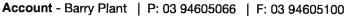
Adrian Antonello 9460 5066 0412 003 318 aantonello@barryplant.com.au

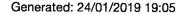
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19					
Property offered for sa	ale					
Address Including suburb and postcode	2/202-206 E	Edwardes Street,	Reserve	oir Vic 307	3	
Indicative selling price	e					
For the meaning of this pr	rice see con	nsumer.vic.gov.au	u/underd	quoting		
Range between \$500,000		&	\$550	,000		
Median sale price						
Median price \$580,000	) Ho	use	Unit	х	Suburb	Reservoir
Period - From 01/01/20	)18 to	31/12/2018		Source	REIV	
Comparable property s	sales (*De	elete A or B bel	ow as	applicabl	e)	
A* These are the three months that the e property for sale.	estate agent	es sold within two or agent's repre	kilome sentativ	tres of the e consider	property for sale is to be most con	in the last six- nparable to the
Address of comparable property					Price	Date of sale
1						
2						
3						
OR		4.			-	
B* The estate agent of properties were so	or agent's ro old within to	epresentative rea wo kilometres of	asonably the prop	believes to berty for sa	that fewer than th lle in the last six r	ree comparable anonths.













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Indicative Selling Price \$500,000 - \$550,000 Median Office

Year ending December 2018: \$580,000

**Agent Comments** 

**1** 3 **1** 4 1 4 1

Rooms: 6 Property Type: Flat/Unit/Apartment (Res) Agent Comments

## Comparable Properties



4/202-206 Edwardes St RESERVOIR 3073

(REI/VG)

**-** 1



Price: \$500,000 Method: Auction Sale Date: 25/08/2018

Rooms: -

Property Type: Townhouse (Res)

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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