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

12 Thrower Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$720,000		&		\$780,000			
Median sale p	rice							
Median price	\$859,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	03/10/2022	to	02/10/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	27 Tovey St RESERVOIR 3073	\$810,000	23/09/2023
2	61 Massey Av RESERVOIR 3073	\$772,500	03/06/2023
3	9 Bogong Ct RESERVOIR 3073	\$755,000	26/08/2023

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:

03/10/2023 10:07



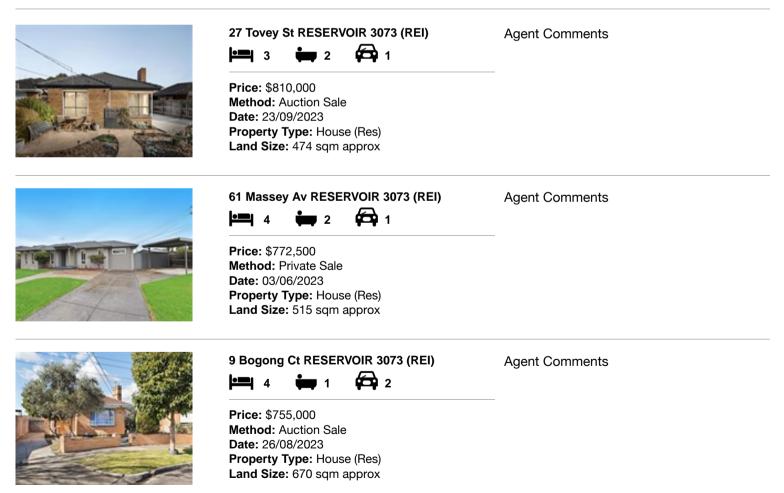
LOVE & CO





Property Type: Agent Comments Indicative Selling Price \$720,000 - \$780,000 Median House Price 03/10/2022 - 02/10/2023: \$859,000

Comparable Properties



Account - Love & Co



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