Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$650,000	&	\$699,000
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Median sale price

Median price \$650,000	Pr	operty Type Un	it		Suburb	Reservoir
Period - From 01/04/2021	to	30/06/2021	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.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	1/64 Purinuan Rd RESERVOIR 3073	\$656,000	24/03/2021
2	2/18 Beenak St RESERVOIR 3073	\$660,000	22/02/2021
3	2/149 Boldrewood Pde RESERVOIR 3073	\$687,000	13/02/2021

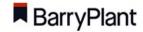
OR

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:	27/07/2021 09:51



Date of sale







Rooms: 5

Property Type: House Agent Comments

Indicative Selling Price \$650,000 - \$699,000 Median Unit Price June quarter 2021: \$650,000

Comparable Properties



1/64 Purinuan Rd RESERVOIR 3073 (REI/VG)

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Price: \$656,000 Method: Private Sale Date: 24/03/2021 Property Type: Unit Land Size: 185 sqm approx **Agent Comments**



2/18 Beenak St RESERVOIR 3073 (REI/VG)

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A 2

Price: \$660,000

Method: Sold Before Auction

Date: 22/02/2021 Property Type: Unit

Land Size: 214 sqm approx

Agent Comments



2/149 Boldrewood Pde RESERVOIR 3073

(REI/VG)

-3

Price: \$687,000
Method: Auction Sale
Date: 13/02/2021

Property Type: Unit

Agent Comments

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



