Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 74 Radford Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$939,000							
Median sale p	rice							
Median price	\$925,000	Pro	operty Type	House			Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	ŀ	Sc	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.

Add	dress of comparable property	Price	Date of sale
1	151 Broadhurst Av RESERVOIR 3073	\$932,500	24/08/2024
2	42 Broadhurst Av RESERVOIR 3073	\$970,000	27/07/2024
3	36 Massey Av RESERVOIR 3073	\$950,000	03/06/2024

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:

31/08/2024 17:19



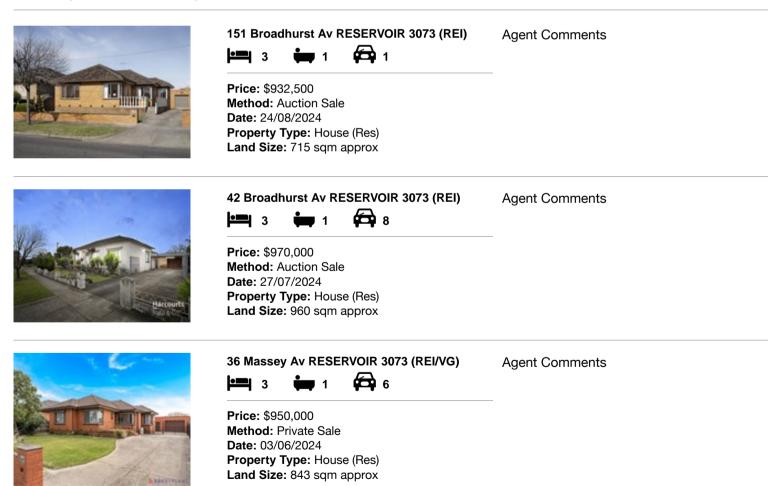






Property Type: House (Res) Land Size: 860 sqm approx Agent Comments Indicative Selling Price \$939,000 Median House Price June quarter 2024: \$925,000

Comparable Properties



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





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