## 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

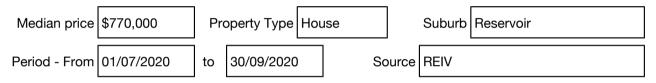
12 Mountbatten Court, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$750,000

#### Median sale price



#### 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		Price	Date of sale
1	8 Oulton St FAWKNER 3060	\$802,500	09/10/2020
2	150 Jukes Rd FAWKNER 3060	\$750,000	13/07/2020
3	164 Jukes Rd FAWKNER 3060	\$745,000	24/10/2020

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:

04/11/2020 13:23









Property Type: House (Res) Land Size: 588 sqm approx Agent Comments Indicative Selling Price \$750,000 Median House Price September quarter 2020: \$770,000

# **Comparable Properties**

8 Oulton St FAWKNER 3060 (REI) 3 1 2 Price: \$802,500 Method: Private Sale Date: 09/10/2020 Property Type: House	Agent Comments
150 Jukes Rd FAWKNER 3060 (REI/VG) 3 1 1 1 1 Price: \$750,000 Method: Private Sale Date: 13/07/2020 Rooms: 4 Property Type: House Land Size: 585 sqm approx	Agent Comments
164 Jukes Rd FAWKNER 3060 (REI) 3 1 1 1 1 Price: \$745,000 Method: Auction Sale Date: 24/10/2020 Property Type: House (Res)	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.