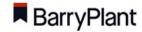
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Includ	ding subur		och Street, Reservoir Vic 3073								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,360,000				&		\$1,450,000					
Median sale price											
Median price \$892		\$892,500	Pr	operty Type	Hous	е		Suburb	Reservoir		
Period - From 01/10/2022		to	31/12/2022		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.											
Address of comparable property								Р	rice	Date of sale	
1											
2											
3											
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:								on:	14/02/2023 12:23		









Indicative Selling Price \$1,360,000 - \$1,450,000 Median House Price December quarter 2022: \$892,500

Comparable Properties

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 is a very unique property and one of its kind, therefore we cannot find any comparable sales within a 2km radius.

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



