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	nd						
Indicative selling price							
For the meaning of this	price see co	nsumer.vic.gov.au/	underquoting				
Range between \$620,000		&	\$680,000				
Median sale price							
Median price \$700,5	500 P	roperty Type Hous	se	Subu	b Reservoir		
Period - From 01/04/	2019 to	30/06/2019	Source	REIV			
Comparable property sales (*Delete A or B below as applicable)							
	e estate ager	ies sold within two nt or agent's repres			•		
Address of comparable property					Price	Date of sale	
1 113 Royal Pde RESERVOIR 3073					\$670,000	05/06/2019	
2							

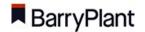
OR

3

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:	18/10/2019 12:13









Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$680,000 **Median House Price** June quarter 2019: \$700,500

Comparable Properties



113 Royal Pde RESERVOIR 3073 (VG)





Price: \$670,000 Method: Sale Date: 05/06/2019

Property Type: House (Res) Land Size: 209 sqm approx

Agent Comments

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.

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



