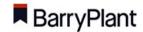
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale									
Address Including suburb and postcode			10 Kelverne Street, Reservoir Vic 3073									
Indicat	ive sell	ing pric	е									
For the	meaning	of this p	orice see	con	sumer.vic.gov.au	/underquo	ting					
Range	Range between \$700,000				&	\$750,00	50,000					
Mediar	n sale p	rice										
Media	an price	\$871,75	50	Pr	operty Type Hou	ıse		Subur	b Rese	rvoir		
Period	l - From	01/07/2	023	to	30/09/2023	Se	ource	REIV				
Compa	arable p	roperty	sales	(*De	elete A or B bel	ow as ap	plica	ble)				
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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	<b>)</b>
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:								16/10/2023 12:46			









**Property Type:** House Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median House Price September quarter 2023: \$871,750

## 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.

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



