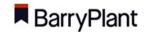
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offere	ed for s	sale								
Address Including suburb and postcode			4/150 Spring Street, Reservoir Vic 3073								
ndicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range	e between	\$830,0	000		&	\$870,000					
Median sale price											
Media	an price	\$613,50	00	Pr	roperty Type Unit			Suburb	Reservoir		
Period	d - From	01/01/2	023	to	31/03/2023	So	urce	REIV			
Comparable property sales (*Delete A or B below as applicable)											
<b>A*</b>	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.										
Addre	ss of con	nparab	le prope	erty				F	Price	Date of sale	
1											
2											
3											
OR											
B*		_	_		representative rea two kilometres of t	•				•	
	This Statement of Information was prepared on:							on:	15/05/2023 09:39		









**Property Type:** Townhouse (Single)

**Agent Comments** 

Indicative Selling Price \$830,000 - \$870,000 Median Unit Price March quarter 2023: \$613,500

## 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. There haven't been any 4 bedroom townhouses sold that are similar to this property in the last 6 months, only 3 bedroom townhouses.

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



