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

3/36-38 George Street, Reservoir Vic 3073

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betwee | \$650,000 | | & | | \$690,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$600,500 | Pro | operty Type | Unit | | | Suburb | Reservoir |
| Period - From | 01/04/2020 | to | 31/03/2021 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--|-----------|--------------|
| 1 | 5/90 Pine St, Reservoir, Vic 3073, Australia | \$676,000 | 03/05/2021 |
| 2 | 17 Duffy St RESERVOIR 3073 | \$725,000 | 25/05/2021 |
| 3 | 1/124 Rathcown Rd RESERVOIR 3073 | \$678,000 | 20/02/2021 |

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:

11/06/2021 15:09



3/36-38 George Street, Reservoir Vic 3073

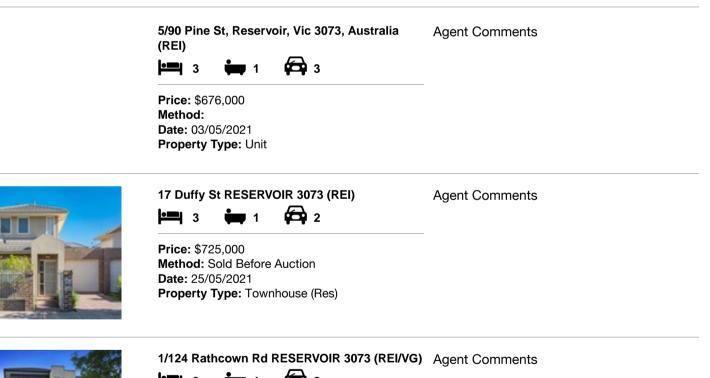






Property Type: Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price Year ending March 2021: \$600,500

Comparable Properties







Price: \$678,000 Method: Auction Sale Date: 20/02/2021 Property Type: Townhouse (Res)

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



🗢 propertydata

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.