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

48 Banbury Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$750,000		&		\$785,000				
Median sale price									
Median price	\$895,500	Pro	operty Type	Ηοι	ISE		Suburb	Reservoir	
Period - From	01/07/2024	to	30/09/2024		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 sixmonths 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	20 Thrower St RESERVOIR 3073	\$873,000	02/05/2024
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:

21/10/2024 10:44









Property Type: House Land Size: 534 sqm approx Agent Comments

Indicative Selling Price \$750,000 - \$785,000 **Median House Price** September quarter 2024: \$895,500

Comparable Properties



20 Thrower St RESERVOIR 3073 (REI/VG) **D** 3



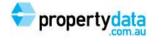
Price: \$873,000 Method: Auction Sale Date: 02/05/2024 Property Type: House (Res) Land Size: 446 sqm approx

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





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