### Statement of Information

Median price \$612,500

Period - From 01/10/2020

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Suburb Reservoir

Source REIV

Property offered for sale				
Including suburb	dress 1/20 Keilor Avenue, Reservoir Vic 3073 code			
Indicative sellin	g price			
For the meaning of	this price see consumer.vic.gov.au/underquoting			
Single price	\$605,000			
Median sale prid	ee e			

#### Comparable property sales (\*Delete A or B below as applicable)

Property Type Unit

31/12/2020

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.

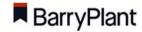
Address of comparable property		Price	Date of sale
1	2/36 Crookston Rd RESERVOIR 3073	\$607,500	31/10/2020
2			
3			

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:	22/03/2021 13:25









**Indicative Selling Price** \$605,000 **Median Unit Price** December quarter 2020: \$612,500

## Comparable Properties

2/36 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments

**└─** 2

Price: \$607,500 Method: Auction Sale Date: 31/10/2020

Property Type: Townhouse (Res)

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



