Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	38 Banff Street, Reservoir Vic 3073
Including suburb and	

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,050,000

Median sale price

Median price	\$1,010,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2022	to	31/03/2022		Source	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.

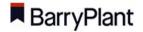
Address of comparable property		Price	Date of sale
1	8 Inverness St RESERVOIR 3073	\$1,185,000	26/03/2022
2			
3			

OR

В* 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:	30/05/2022 11:36









Property Type: House (Res) Land Size: 804 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 Median House Price March quarter 2022: \$1,010,000

Comparable Properties



8 Inverness St RESERVOIR 3073 (REI)

1 3 **1** 6

Price: \$1,185,000 **Method:** Auction Sale **Date:** 26/03/2022

Property Type: House (Res) **Land Size:** 836 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.

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