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	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

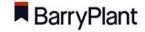
Ad	dress of comparable property	Price	Date of sale
1	58 Botha Av RESERVOIR 3073	\$1,110,000	24/03/2022
2	7 Best St RESERVOIR 3073	\$1,100,000	07/05/2022
3	7 Wellman St RESERVOIR 3073	\$1,005,000	28/02/2022

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:	10/05/2022 19:06









Rooms: 6

Property Type: House (Res) Land Size: 769.983 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price**

March quarter 2022: \$1,010,000

Comparable Properties



58 Botha Av RESERVOIR 3073 (REI)





Price: \$1,110,000 Method: Private Sale Date: 24/03/2022 Property Type: House Land Size: 897 sqm approx **Agent Comments**



7 Best St RESERVOIR 3073 (REI)







Price: \$1,100,000 Method: Auction Sale Date: 07/05/2022

Property Type: House (Res) Land Size: 727 sqm approx

Agent Comments



7 Wellman St RESERVOIR 3073 (REI/VG)





Price: \$1,005,000 Method: Private Sale Date: 28/02/2022 Property Type: House Land Size: 850 sqm approx Agent Comments

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



