Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Including suburb and postcode

Address 2/20 Keilor Avenue, Reservoir Vic 3073

Indicative selling price

Period - From 01/07/2022

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	Single price \$669,000							
Median sale p	rice							
Median price	\$630,000	Property Type	Unit	Suburb	Reservoir			

30/09/2022

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

to

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	3/44 Mccomas St RESERVOIR 3073	\$660,000	25/08/2022
2	2/853 High St RESERVOIR 3073	\$660,000	21/10/2022
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:

08/11/2022 17:24



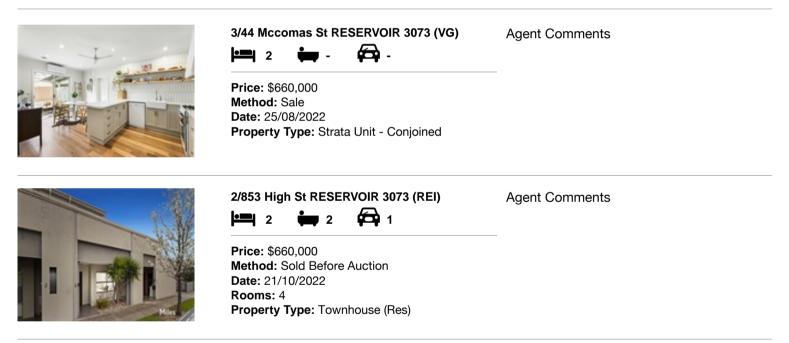






Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$669,000 Median Unit Price September quarter 2022: \$630,000

Comparable Properties



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

ata

propertyd



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.