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

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

#### Property offered for sale

Including suburb and postcode

Address |1A Judges Court, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$719,000							
Median sale price								
Median price	\$630,000	Pro	operty Type Unit		Suburb	Reservoir		
Period - From	01/07/2022	to	30/09/2022	Sourc	e 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

31/10/2022 15:56









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$719,000 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. There has not been anything sold similar to this property within the last 6 months.

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





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