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

28 Myrtle Grove Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,100,000	&	\$1,200,000				
Median sale price								

(*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type	e House		Suburb	Reservoir
Period-from	01 Jul 2020	to	30 Jun 2	2021 Source Corelog		Corelogic	

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 6 months 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
13 Dunstan Street Preston VIC 3072	\$1,118,000	23-Jun-21
29 McNamara Street Preston VIC 3072	\$1,160,000	13-Mar-21
12 Kinkora Road Reservoir VIC 3073	\$1,205,000	15-Mar-21

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 6 months.

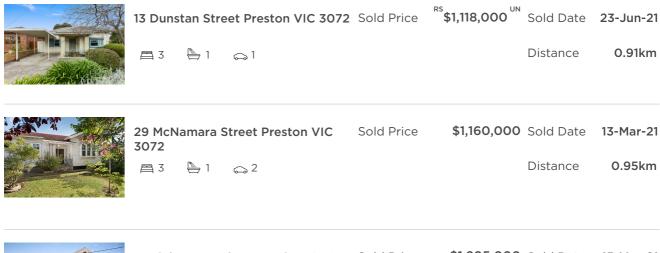
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Jessica Lozanovski M 0447773269 E jlozanovski@barryplant.com.au





12 Kink	ora Roa	d Reser	voir VIC 3073 Sold Price	\$1,205,000	Sold Date	15-Mar-21
📇 3	2 🚔	a 3			Distance	1.62km

RS = Recent sale UN = Undisclosed Sale

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