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.

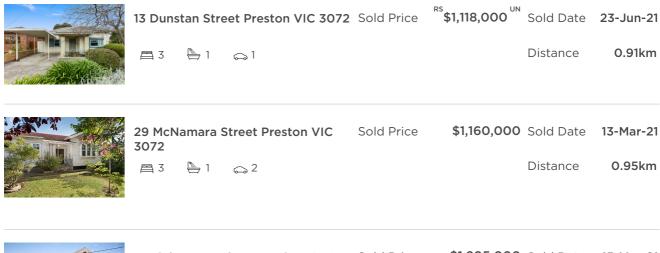
This Statement of Information was prepared on: 07 July 2021



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| 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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