## 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

10 Botha Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$750,000		&		\$800,000				
Median sale price									
Median price	\$862,000	Pro	operty Type	Hou	ISE		Suburb	Reservoir	
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	158 Purinuan Rd RESERVOIR 3073	\$807,500	21/10/2022
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:

08/11/2022 12:27









**Property Type:** Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price September quarter 2022: \$862,000

# **Comparable Properties**



158 Purinuan Rd RESERVOIR 3073 (REI)



Price: \$807,500 Method: Private Sale Date: 21/10/2022 Property Type: House (Res) Land Size: 740 sqm approx Agent Comments

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



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