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 3/3 Arcadia Avenue, Reservoir Vic 3073

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | n \$485,000 | | & | | \$520,000 |) | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$650,000 | Pro | operty Type | Unit | | | Suburb | Reservoir |
| Period - From | 01/04/2021 | to | 30/06/2021 | | 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 six 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 |
|--------------------------------|------------------------------------|-----------|--------------|
| 1 | 157A Boldrewood Pde RESERVOIR 3073 | \$550,000 | 20/05/2021 |
| 2 | 2/126 St Vigeons Rd RESERVOIR 3073 | \$520,000 | 07/05/2021 |
| 3 | 2/28 Compton St RESERVOIR 3073 | \$505,000 | 03/07/2021 |

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:

22/09/2021 13:37









Property Type: Agent Comments Indicative Selling Price \$485,000 - \$520,000 Median Unit Price June quarter 2021: \$650,000

Comparable Properties

| 157A Boldrewood Pde RESERVOIR 3073 (VG) 2 | Agent Comments |
|--|----------------|
| Price: \$550,000 Method: Sale Date: 20/05/2021 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit | |
| 2/126 St Vigeons Rd RESERVOIR 3073 (REI/VG) 2 1 1 1 Price: \$520,000 Method: Sold Before Auction Date: 07/05/2021 Rooms: 4 Property Type: Townhouse (Res) | Agent Comments |
| 2/28 Compton St RESERVOIR 3073 (REI/VG) 2 1 1 1 Price: \$505,000 Method: Auction Sale Date: 03/07/2021 Property Type: Townhouse (Res) | Agent Comments |





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