

Ross Kontossis 9460 5066 0413 224 811 rkontossis@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AE of the Estate Agents Act 1080

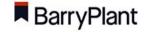
			Section 477	Ar of the Estate	Agents Act 1960
Property offered for	sale				
Address Including suburb and postcode		Road, Reservoii	r Vic 3073		
Indicative selling pri	ce				
For the meaning of this	price see con	sumer.vic.gov.a	au/underquoting		
Range between \$750,	nge between \$750,000 & \$800,000				
Median sale price					
Median price \$820,5	00 Ho	use X	Unit	Suburb	Reservoir
Period - From 01/04/2	2018 to	30/06/2018	Source	REIV	
Comparable property	y sales (*De	elete A or B b	elow as applica	ble)	
	e estate agent			ne property for sale lers to be most cor	
Address of comparable property				Price	Date of sale
1					
2					
3					
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.





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> Indicative Selling Price \$750,000 - \$800,000 Median House Price June quarter 2018: \$820,500





Property Type: House (Previously Occupied - Detached) **Land Size:** 743 sqm approx

Agent Comments

The property does not have any comparable sale sin the immediate area as this particular home has had fire damage to it and is inhabitable.

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. The property does not have any comparable sales in the immediate area as this particular home has had fire damage to it and is inhabitable. There is a permit with the land therefore purely only lends itself to a development site.

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