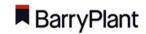
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offere	ed for sale							
Including subur	ddress 1C Fint to and stcode	ton Grove, Reserv	oir Vic 3073					
Indicative sellir	ng price							
For the meaning of	of this price see	e consumer.vic.go	ov.au/underquo	ting				
Single price	\$350,000							
Median sale pri	ice							
Median price	\$862,000	Property Type	House	Sul	burb	Reservoir		
Period - From 01/07/2022 to 30/09/2022 Source REI					IV	V		
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					Pr	ice	Date of sale	
1								
2								
3								
OR								
		ent's representativi ithin two kilometre	•				•	
This Statement of Information was prepared on:						21/12/2022 10:06		







Indicative Selling Price \$350,000 Median House Price September quarter 2022: \$862,000

## 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.

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



