

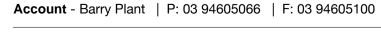
Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF							of the Estate Agents Act 1980			
Property offere	d for s	sale									
Address Including suburb and postcode		2/3 Arcadia Avenue, Reservoir Vic 3073									
Indicative sellir	ng prio	е									
For the meaning o	of this p	orice see o	cons	sumer.vic.gov.a	ıu/unde	quoting					
Range between	ange between \$480,000			\$515,000							
Median sale pri	се										
Median price \$	548,00	00	Hou	se	Unit	Х		Suburb	Re	servoir	
Period - From 0)1/10/2	018	to	31/12/2018		Source	REIV				
Comparable property sales (*Delete A or B below as applicable)											
	hat the	estate ag		s sold within tw or agent's repr			•				
Address of comparable property								Price		Date of sale	
1											
2											
3											

OR

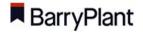
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$480,000 - \$515,000 **Median Unit Price** December quarter 2018: \$548,000

Comparable Properties



11/11-13 Ashley St RESERVOIR 3073 (REI/VG) Agent Comments

Price: \$510,000 Method: Private Sale Date: 24/12/2018

Rooms: 3

Property Type: Townhouse (Single)

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 is the only comparable, reverse living townhouse that is relevant to this property we are selling.

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



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