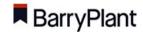
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property of	ffered for s	sale					_	
Address Including suburb and postcode		52 Strathmerton Street, Reservoir Vic 3073						
Indicative s	selling pric	ce						
For the mear	ning of this p	orice see c	onsumer.vic.gov.a	ıu/underquo	ting			
Range between \$750,000			&	\$820,000				
Median sal	e price							
Median pr	ice \$575,00	00	Property Type Ur	nit		Suburb	Reservoir	
Period - Fr	om 01/07/2	019 to	o 30/09/2019	So	ource	REIV		
Comparabl	e property	/ sales (*I	Delete A or B be	– elow as ap <sub>l</sub>	plicab	le)		
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								
			's representative rent two kilometres o					
		This State	ement of Informati	on was pren	pared o	n:	19/11/20	10 14:45









Property Type: Townhouse

(Single)

Land Size: 337 sqm approx

**Agent Comments** 

Indicative Selling Price \$750,000 - \$820,000 Median Unit Price September quarter 2019: \$575,000

## 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



