Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/22 Boldrewood Parade, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/07/2022	to	30/09/2022		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.

Add	dress of comparable property	Price	Date of sale
1	1/49 Shand Rd RESERVOIR 3073	\$752,500	16/10/2022
2	13/10 Crevelli St RESERVOIR 3073	\$705,000	02/11/2022
3	2/57 Clingin St RESERVOIR 3073	\$700,000	03/12/2022

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:

21/12/2022 12:17









Property Type: Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price September quarter 2022: \$630,000

Comparable Properties

1/49 Shand Rd RESERVOIR 3073 (VG)



Price: \$752,500 Method: Sale Date: 16/10/2022 Property Type: Townhouse (Conjoined) Agent Comments

13/10 Crevelli St RESERVOIR 3073 (REI/VG)

Price: \$705,000 Method: Private Sale Date: 02/11/2022 Property Type: Townhouse (Single)



2/57 Clingin St RESERVOIR 3073 (REI)



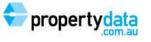
Agent Comments

Agent Comments

Price: \$700,000 Method: Auction Sale Date: 03/12/2022 Property Type: Townhouse (Single) Land Size: 197 sqm approx

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





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