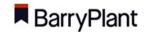
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	or sale									
Address Including suburb and postcode				oore Crescent, Reservoir Vic 3073							
Indica	tive selling p	orice									
For the	meaning of th	is price see	con	sumer.vic.go	ον.au/ι	underquo	ting				
Range between \$500,000				&	\$550,000						
Media	n sale price										
Med	ian price \$595	5,000	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From 01/10/2022		0/2022	to	to 31/12/2022		Sc	ource REIV				
Comp	arable prope	erty sales	(*De	lete A or B	belo	w as ap _l	olica	ble)			
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								Р	rice	Date of sale	
1											
2											
3											
OR											
В*	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:								on:	07/02/2023 10:51		









Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2022: \$595,000

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. There are no comparable sales for a free standing house on a dual subdivision that is similar to this property.

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



