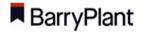
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for s	sale							
Address Including suburb and postcode		8 Kerang Avenue, Reservoir Vic 3073							
Indicative se	lling pric	ce							
For the meanin	g of this p	orice see	con	sumer.vic.gov.au	ı/underquo	ting			
Range betwe	000		&	\$790,000					
Median sale	orice								
Median price	dian price \$975,000			operty Type Hou	ıse		Suburb	Reservoir	
Period - From	04/07/2	2021	to	03/07/2022	Sc	ource	REIV		
Comparable	property	/ sales	(*De	lete A or B bel	ow as ap	plica	ble)		
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comparable property								rice	Date of sale
1									
2									
3									
OR									
				epresentative rea					
		This St	atem	ent of Informatio	n was prer	ared	on:	04/07/20	 N22 11:08









Property Type: House (Res) Land Size: 628 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$790,000 Median House Price 04/07/2021 - 03/07/2022: \$975,000

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



