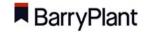
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	erty offer	ed for s	sale												
Inclu	Auding subu	4/44 Boldrewood Parade, Reservoir Vic 3073													
Indica	ative sell	ing pric	e												
For the	e meaning	of this p	orice see	con	sumer.	vic.gc	ov.au/	underqu	oting						
Range between \$450,000					&			\$480,000			]				
Media	ın sale p	rice													
Median price \$620,500			Pro	Property Type Un					Su	burb	Reservoir				
Period - From 01/04/2023				to	30/06/2023			S	Source REIV						
Comp	arable p	roperty	sales	(*De	lete A	or B	belo	w as ap	plica	able	)				
<b>A*</b>	months		estate a											the last six rable to the	
Address of comparable property											Pı	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:										12/10/2023 12:11			









Agent Comments

Indicative Selling Price \$450,000 - \$480,000 Median Unit Price June quarter 2023: \$620,500

## 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



