## 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

1/14 Maclagan Crescent, Reservoir Vic 3073

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$680,000		&		\$710,000			
Median sale p	rice							
Median price	\$675,000	Pro	operty Type	Tow	nhouse		Suburb	Reservoir
Period - From	17/10/2022	to	16/10/2023		Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

17/10/2023 13:04









**Property Type:** Agent Comments Indicative Selling Price \$680,000 - \$710,000 Median Townhouse Price 17/10/2022 - 16/10/2023: \$675,000

# **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





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