## 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

1/147 Boldrewood Parade, Reservoir Vic 3073

## Indicative selling price

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Single price \$520,000

### Median sale price

Median price	\$613,750	Pro	operty Type Unit	:	Subi	ırb Reservoir
Period - From	01/07/2023	to	30/09/2023	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	2/23a Fordham Rd RESERVOIR 3073	\$525,000	09/12/2023
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:

12/12/2023 12:56



1/147 Boldrewood Parade, Reservoir Vic 3073







Property Type: Unit Agent Comments Indicative Selling Price \$520,000 Median Unit Price September quarter 2023: \$613,750

# **Comparable Properties**



2/23a Fordham Rd RESERVOIR 3073 (REI)

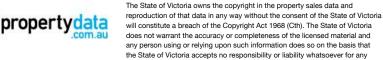


Price: \$525,000 Method: Sold Before Auction Date: 09/12/2023 Property Type: Unit Agent Comments

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





errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.