Statement of Information

Single residential property located in the Melbourne metropolitan area

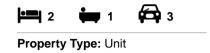
Section 47AF of the Estate Agents Act 1980

Proper	rty offer	ed for sa	ale									
Includ	ding subu		2/46 Ashton Street, Reservoir Vic 3073									
Indicat	tive sell	ing price	е									
For the	meaning	of this pr	rice see	cons	sumer.vic.go	ov.au/ı	underquo	ting				
Range between \$550,000			00	&			\$595,000					
Media	n sale p	rice										
Medi	an price	\$620,500)	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From		01/04/2023		to	to 30/06/2023		Sc	ource	REIV			
Compa	arable p	roperty	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									F	rice	Date of sale	
1												
2												
3												
OR									·			
В*										ewer than thre he last six me	ee comparable onths.	
	This Statement of Information was prepared on:								on:	10/10/2023 10:27		









Agent Comments

Indicative Selling Price \$550,000 - \$595,000 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



