Statement of Information

Period - From 01/10/2020

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	sale					
Including subu	ddress urb and stcode	1/1099 High Street, Reservoir Vic 3073					
Indicative sell	ing pric	е					
For the meaning	of this p	orice see c	consumer.vic.go	v.au/underquo	ting		
Range between \$550,		000 &		\$590,00	\$590,000		
Median sale p	rice						
Median price	\$841,50	00	Property Type	House	Suburb	Reservoir	

Comparable property sales (*Delete A or B below as applicable)

to

31/12/2020

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.

Ad	dress of comparable property	Price	Date of sale
1	7 Spring St THOMASTOWN 3074	\$600,000	29/07/2020
2			
3			

OR

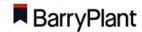
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/01/2021 10:16

REIV

Source









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$550,000 - \$590,000 Median House Price December quarter 2020: \$841,500

Comparable Properties

7 Spring St THOMASTOWN 3074 (VG)

4 😓 - 🛱

Price: \$600,000 Method: Sale Date: 29/07/2020

Property Type: House (Res) Land Size: 484 sqm approx

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. This is the only comparable sale in the last 6 months of similar size land and size home.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



