### Statement of Information

Median price \$841,500

Period - From 01/10/2020

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Suburb Reservoir

Source REIV

Property offere	d for s	ale						
Including subur		To dravalli du dat, riodarvali via dara						
Indicative sellin	ng pric	e						
For the meaning of	of this p	rice see co	onsumer.vic.g	jov.au/u	nderquoting			
Range between	\$670,0	000	&		\$690,000			
Median sale pri	ce							

#### 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.

Property Type House

31/12/2020

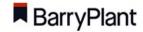
Add	dress of comparable property	Price	Date of sale	
1	69 Winter Cr RESERVOIR 3073	\$700,000	04/12/2020	
2				
3				

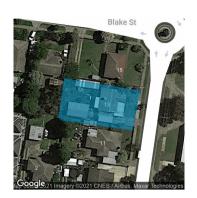
OR

**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:	01/02/2021 10:09









Property Type: House (Previously Occupied - Detached)
Land Size: 622 sqm approx

**Agent Comments** 

Indicative Selling Price \$670,000 - \$690,000 Median House Price December quarter 2020: \$841,500

## Comparable Properties

69 Winter Cr RESERVOIR 3073 (REI)

**1** 3 **1** 6

Price: \$700,000 Method: Private Sale Date: 04/12/2020

Property Type: House (Res) Land Size: 651 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.

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



