## 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

3/62 Andrews Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$600,000		&		\$630,00	D		
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Tow	nhouse		Suburb	Reservoir
Period - From	13/10/2020	to	12/10/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/59 Clingin St, Reservoir, Vic 3073, Australia	\$630,000	21/04/2021
2	2/7 Loddon Av RESERVOIR 3073	\$630,000	01/07/2021
3	2/62 andrews Av RESERVOIR 3073	\$627,000	26/04/2021

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:

13/10/2021 10:10



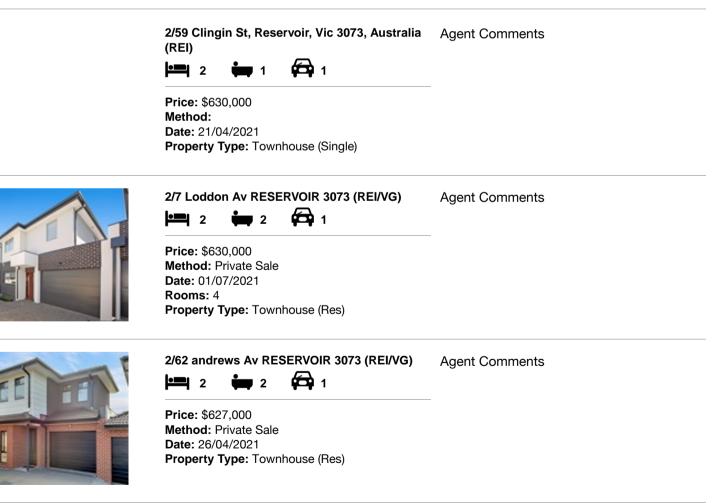






**Property Type:** Agent Comments Indicative Selling Price \$600,000 - \$630,000 Median Townhouse Price 13/10/2020 - 12/10/2021: \$680,000

# **Comparable Properties**



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



propertydata

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