Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/774 Plenty Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$560,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2023	to	31/03/2024		So	urce	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	2/131 North Rd RESERVOIR 3073	\$580,000	20/04/2024
2	3/70 Yarra Av RESERVOIR 3073	\$540,000	16/12/2023
3	1/49 Northernhay St RESERVOIR 3073	\$530,000	21/02/2024

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:

26/04/2024 16:35



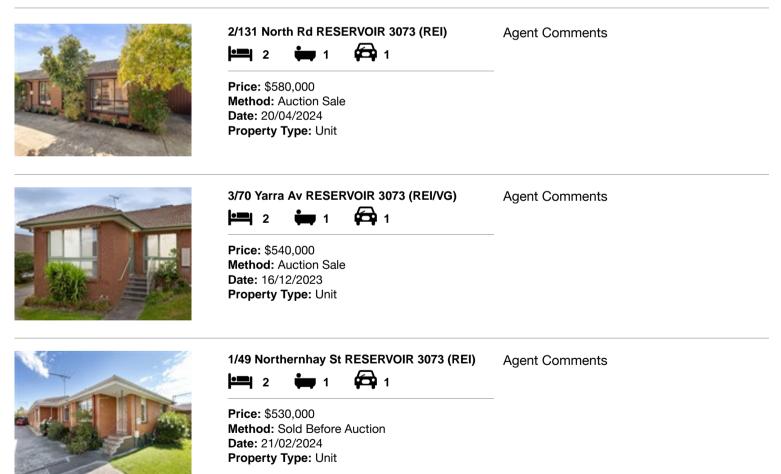






Property Type: Agent Comments Indicative Selling Price \$530,000 - \$560,000 Median Unit Price Year ending March 2024: \$620,000

Comparable Properties



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