Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 2 Bourke Street, Reservoir Vic 3073 |
|-------------------------------|--|
| Including suburb and postcode | , and the second |
| postcode | |
| | |
| | |

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$1,250,000 | & | \$1,350,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$850,000 | Pro | perty Type | House | | Suburb | Reservoir |
|---------------|------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/01/2023 | to | 31/03/2023 | | Source | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

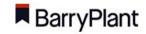
| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------|-------------|--------------|
| 1 | 7 Griffiths St RESERVOIR 3073 | \$1,265,000 | 23/02/2023 |
| 2 | | | |
| 3 | | | |

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: | 05/07/2023 09:12 |
|--|------------------|









Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2023: \$850,000

Comparable Properties

7 Griffiths St RESERVOIR 3073 (VG)

1= 3 **1=** - **1 1= 1 1 1= 1 1 1= 1 1 1= 1 1 1= 1 1 1 1=**

Price: \$1,265,000 Method: Sale Date: 23/02/2023

Property Type: House (Previously Occupied -

Detached)

Land Size: 981 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 property however this one in Bourlke street has a large frontage of 20 metres

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



