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 3/17 Joffre Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$820,000		&		\$870,000			
Median sale pi	rice							
Median price	\$613,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2023	to	31/03/2023		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.

Add	dress of comparable property	Price	Date of sale
1	6/1-3 Bruce St PRESTON 3072	\$930,000	26/04/2023
2	10/33 Cramer St PRESTON 3072	\$901,000	08/04/2023
3	1/2 Croft Cr RESERVOIR 3073	\$835,000	24/06/2023

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:

06/07/2023 11:14





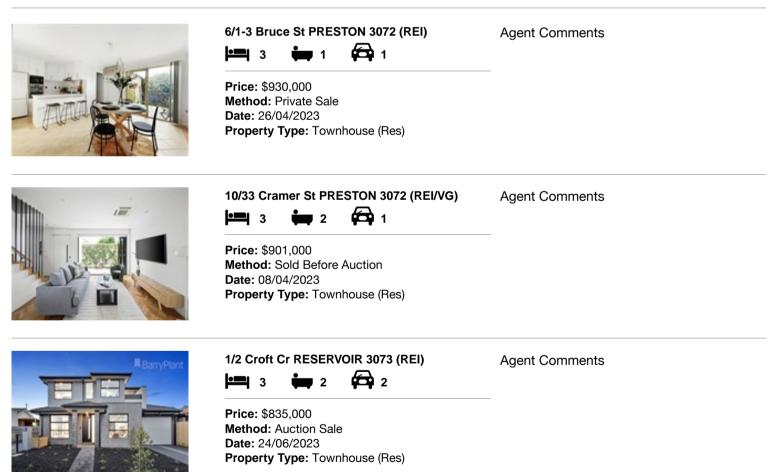




Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$820,000 - \$870,000 Median Unit Price March quarter 2023: \$613,500

These are the 3 most comparable sales within the last 6 months of a 2km radius

Comparable Properties



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





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