

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	5 Beatty Street, Reservoir Vic 3073
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$870,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Reservoir"/>
Period - From	<input type="text" value="01/07/2022"/>	to	<input type="text" value="30/06/2023"/>	Source	<input type="text" value="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.

	Address of comparable property	Price	Date of sale
1	26 Rona St RESERVOIR 3073	\$1,580,000	17/06/2023
2	40 Leamington St RESERVOIR 3073	\$1,520,000	28/09/2023
3	9 Percival St PRESTON 3072	\$1,467,000	19/08/2023

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: