

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

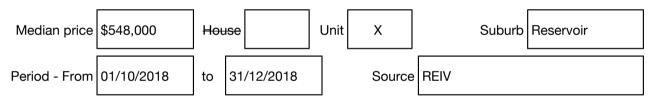
S 3/110 North Road, Reservoir Vic 3073 d le

Indicative selling price

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

| Range between | \$490,000 | & | \$510,000 | |
|---------------|-----------|---|-----------|--|
| Range between | \$490,000 | & | \$510,000 | |

Median sale price



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 | | |
| 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 4 Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$490,000 - \$510,000 **Median Unit Price** December quarter 2018: \$548,000

Comparable Properties



Price: \$492,000 Method: Sold Before Auction Date: 12/03/2019 Rooms: 4 Property Type: Unit

2

5/28 Sharpe St RESERVOIR 3073 (REI)

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Agent Comments

Agent Comments



Price: \$490,000 Method: Sale Date: 06/02/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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