

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

2/84 Rathcrown Road Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,500

Property type

Other

Suburb

Reservoir

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

1/30 Miranda Road Reservoir VIC 3073	\$665,000	04-Jul-20
1/7 Dundee Street Reservoir VIC 3073	\$625,500	31-Aug-19
3/35 Hickford Street Reservoir VIC 3073	\$625,000	13-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 22 October 2020



1/30 Miranda Road Reservoir VIC 3073

2 1 3

Sold Price

\$665,000

Sold Date

04-Jul-20

Distance

0.23km



1/7 Dundee Street Reservoir VIC 3073

2 1 1

Sold Price

\$625,500

Sold Date

31-Aug-19

Distance

0.71km



3/35 Hickford Street Reservoir VIC 3073

2 2 1

Sold Price

\$625,000

Sold Date

13-Jan-20

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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