

# 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

18 Rubicon Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$925,000 Property Type House Suburb Reservoir

Period - From 01/04/2021 to 30/06/2021 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 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	145 North Rd RESERVOIR 3073	\$990,000	28/03/2021
2	3 Ethel Gr RESERVOIR 3073	\$900,000	30/06/2021
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:

30/08/2021 12:52



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 694 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
June quarter 2021: \$925,000

## Comparable Properties



**145 North Rd RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 28/03/2021  
**Property Type:** House  
**Land Size:** 789 sqm approx



**3 Ethel Gr RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 30/06/2021  
**Property Type:** House  
**Land Size:** 595.80 sqm approx

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.