

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

1/118 RATHCOWN ROAD, RESERVOIR, VIC 3073

#### Indicative selling price

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

Single Price / Range

\$425,000 to \$440,000

#### Median sale price

Median price

\$445,000

House

Unit

X

Suburb

RESERVOIR

Period

01 October 2016 to 31 March 2017

Source

  
pricfinder

#### Comparable property sales

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
2/80 RATHCOWN RD, RESERVOIR, VIC 3073	\$450,000	27/02/2017
4/80 ORRONG AVE, RESERVOIR, VIC 3073	\$405,000	17/12/2016
2 PALM AVE, RESERVOIR, VIC 3073	*\$423,750	03/06/2017

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/118 RATHCOWN ROAD, RESERVOIR, VIC**  2  1  1

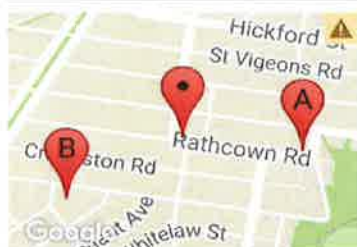
### Indicative Selling Price

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

**\$425,000 to \$440,000**

Provided by: Customer Service, Ian Reid Vendor Advocates

## SUBURB MEDIAN




**RESERVOIR, VIC, 3073**

**Suburb Median Sale Price (Unit)**

**\$445,000**

01 October 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2/80 RATHCOWN RD, RESERVOIR, VIC 3073**  2  1  1

**Sale Price**

**\$450,000**

Sale Date: 27/02/2017

Distance from Property: 415m



**4/80 ORRONG AVE, RESERVOIR, VIC 3073**  2  1  1

**Sale Price**

**\$405,000**

Sale Date: 17/12/2016

Distance from Property: 464m



**2 PALM AVE, RESERVOIR, VIC 3073**  1  1  1

**Sale Price**

**\*\$423,750**

Sale Date: 03/06/2017

Distance from Property: 678m

This report has been compiled on 13/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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