

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

9/79A RATHCOWN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2022

to

31 May 2023

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

4/18 GEORGE STREET RESERVOIR VIC 3073	\$540,500	25-Feb-23
2/8 MACARTNEY STREET RESERVOIR VIC 3073	\$545,000	03-Jun-23
3/24 BANFF STREET RESERVOIR VIC 3073	\$510,000	09-Jun-23

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: 11 June 2023



**4/18 GEORGE STREET RESERVOIR
VIC 3073**

Sold Price

\$540,500

Sold Date

25-Feb-23

 2

 1

 1

Distance

2.25km



**2/8 MACARTNEY STREET
RESERVOIR VIC 3073**

Sold Price

^{RS} **\$545,000**

Sold Date

03-Jun-23

 2

 1

 3

Distance

1.41km



**3/24 BANFF STREET RESERVOIR
VIC 3073**

Sold Price

^{RS} **\$510,000**

Sold Date

09-Jun-23

 2

 1

 1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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