

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

75 Rathcown Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2021

to

31/03/2021

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	34 Burbank Dr RESERVOIR 3073	\$750,000	19/12/2020
2	102 Royal Pde RESERVOIR 3073	\$740,000	01/03/2021
3	69 Winter Cr RESERVOIR 3073	\$700,000	04/12/2020

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:

06/05/2021 17:06

Adrian Antonello

9460 5066

0412 003 318

aantonello@barryplant.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2021: \$930,000



 3  1  1

Rooms: 5

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



34 Burbank Dr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 585 sqm approx



102 Royal Pde RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  6

Price: \$740,000

Method: Private Sale

Date: 01/03/2021

Property Type: House

Land Size: 656 sqm approx

69 Winter Cr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$700,000

Method: Private Sale

Date: 04/12/2020

Property Type: House (Res)

Land Size: 651 sqm approx