

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

1/19 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2023

to

30 Jun 2024

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

3/44 RATHCOWN ROAD RESERVOIR VIC 3073	\$737,500	12-Apr-24
1/45 DUNNE STREET KINGSBURY VIC 3083	\$680,000	18-Mar-24
2/7 DAREBIN BOULEVARD RESERVOIR VIC 3073	\$660,000	28-Mar-24

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: 24 July 2024



**3/44 RATHCOWN ROAD
RESERVOIR VIC 3073**

 3  1  1

Sold Price **\$737,500** Sold Date **12-Apr-24**

Distance **0.24km**



**1/45 DUNNE STREET KINGSBURY
VIC 3083**

 3  1  1

Sold Price **\$680,000** Sold Date **18-Mar-24**

Distance **0.68km**



**2/7 DAREBIN BOULEVARD
RESERVOIR VIC 3073**

 3  1  1

Sold Price **\$660,000** Sold Date **28-Mar-24**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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