

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

20 Rubicon Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$845,000

House

X

Unit

Suburb

Reservoir

Period - From

01/01/2017

to

31/12/2017

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	119 Boldrewood Pde RESERVOIR 3073	\$930,000	16/09/2017
2	26 Howard St RESERVOIR 3073	\$971,000	19/08/2017
3	21 Marchant Av RESERVOIR 3073	\$981,000	28/10/2017

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.



 2  1  2

Rooms: 6
Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2017: \$845,000

Comparable Properties



119 Boldrewood Pde RESERVOIR 3073 (REI) **Agent Comments**

 3  1  2

Price: \$930,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 735 sqm approx



26 Howard St RESERVOIR 3073 (REI/VG) **Agent Comments**

 2  1  2

Price: \$971,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



21 Marchant Av RESERVOIR 3073 (REI) **Agent Comments**

 3  1  1

Price: \$981,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 694 sqm approx