

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

2/62 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Reservoir

Period-from

01 May 2019

to

30 Apr 2020

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

4/3 Gladstone Street Reservoir VIC 3073	\$650,000	24-Feb-20
72 Crookston Road Reservoir VIC 3073	\$642,000	14-Mar-20
3/7 Dundee Street Reservoir VIC 3073	\$600,000	04-Mar-20

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: 20 May 2020



4/3 Gladstone Street Reservoir VIC 3073

Sold Price

\$650,000

Sold Date **24-Feb-20**

2

1

1

Distance

1.69km



72 Crookston Road Reservoir VIC 3073

Sold Price

\$642,000

Sold Date **14-Mar-20**

2

1

2

Distance

1.06km



3/7 Dundee Street Reservoir VIC 3073

Sold Price

\$600,000

Sold Date **04-Mar-20**

2

1

1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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