

# 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

3/31 Rosenthal Crescent, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price

\$567,500

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2019

to

31/03/2020

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 | 3/5 Aberdeen St RESERVOIR 3073  | \$635,000 | 11/03/2020   |
| 2 | 2/85 Cuthbert Rd RESERVOIR 3073 | \$600,000 | 28/11/2019   |
| 3 | 2/19 Newton St THOMASTOWN 3074  | \$576,000 | 15/11/2019   |

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:

23/04/2020 19:21



3   2   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

Year ending March 2020: \$567,500

## Comparable Properties



**3/5 Aberdeen St RESERVOIR 3073 (REI)**

**Agent Comments**

3   1   2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 11/03/2020

**Rooms:** 4

**Property Type:** Unit

**2/85 Cuthbert Rd RESERVOIR 3073 (VG)**

**Agent Comments**

3   -   -

**Price:** \$600,000

**Method:** Sale

**Date:** 28/11/2019

**Property Type:** Strata Unit/Flat



**2/19 Newton St THOMASTOWN 3074 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$576,000

**Method:** Private Sale

**Date:** 15/11/2019

**Rooms:** 4

**Property Type:** Unit