

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

2/49 Shand 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

Suburb

Reservoir

Period-from

01 Nov 2019

to

31 Oct 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

2/62 Rathcoun Road Reservoir VIC 3073	\$590,000	17-Jul-20
3/4 McComas Street Reservoir VIC 3073	\$590,000	05-Aug-20
16 Bernard Street Reservoir VIC 3073	\$615,000	01-Sep-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: 16 November 2020



2/62 Rathcown Road Reservoir VIC 3073

Sold Price

\$590,000

Sold Date

17-Jul-20

2

1

1

Distance

1.38km



3/4 McComas Street Reservoir VIC 3073

Sold Price

Sold Date **05-Aug-20**

2

2

1

Distance

1.15km



16 Bernard Street Reservoir VIC 3073

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

01-Sep-20

2

2

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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