#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	70 Rathcown Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
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#### Median sale price

Median price	\$895,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2024	to	30/09/2024		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

		1 1100	Date of Sale
1	15 Elizabeth Ct RESERVOIR 3073	\$770,000	24/10/2024
2	170 Dunne St KINGSBURY 3083	\$760,000	24/10/2024
3	2 Elizabeth Ct RESERVOIR 3073	\$720,000	10/10/2024

#### 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:	27/11/2024 16:46



Date of sale







Rooms: 5

**Property Type:** House (Res) **Land Size:** 580 sqm approx

**Agent Comments** 

Indicative Selling Price \$700,000 - \$750,000 Median House Price September quarter 2024: \$895,500

## Comparable Properties



15 Elizabeth Ct RESERVOIR 3073 (REI)

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Price: \$770,000 Method: Private Sale Date: 24/10/2024

Rooms: 5

**Property Type:** House (Res) **Land Size:** 534 sqm approx

**Agent Comments** 

170 Dunne St KINGSBURY 3083 (REI)



3







Price: \$760,000

Method: Sold Before Auction

Date: 24/10/2024

**Property Type:** House (Res) **Land Size:** 480 sqm approx

**Agent Comments** 



2 Elizabeth Ct RESERVOIR 3073 (REI)

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Agent Comments

Price: \$720,000

Method: Private Sale Date: 10/10/2024

Rooms: 5 Property Type: House (Res) Land Size: 528 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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