

# 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

70 Rathcoun Road, Reservoir Vic 3073

### Indicative selling price

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

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$895,500

Property 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	Price	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



3   
 1   
 1

**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)**

Agent Comments

3   
 1   
 3

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**170 Dunne St KINGSBURY 3083 (REI)**

Agent Comments

3   
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 2

**Price:** \$760,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 480 sqm approx



**2 Elizabeth Ct RESERVOIR 3073 (REI)**

Agent Comments

3   
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**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