

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

46 Rathcown Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2022

to

30/06/2022

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 | 29 St Vigeons Rd RESERVOIR 3073 | \$915,500 | 10/09/2022 |
| 2 | 5 Gourock St RESERVOIR 3073 | \$800,000 | 23/06/2022 |
| 3 | 8 Ramleh Rd RESERVOIR 3073 | \$790,000 | 05/08/2022 |

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:

15/09/2022 15:09



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
June quarter 2022: \$980,000

Comparable Properties



29 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$915,500
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 740 sqm approx



5 Gourlock St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 23/06/2022
Rooms: 5
Property Type: House (Res)
Land Size: 682 sqm approx



8 Ramleh Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 05/08/2022
Rooms: 5
Property Type: House (Res)
Land Size: 740 sqm approx

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