

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

2/41 FORDHAM 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/155 RATHCOWN ROAD RESERVOIR VIC 3073	\$560,000	09-Feb-24
3/13 SUFFOLK STREET RESERVOIR VIC 3073	\$553,000	28-Sep-23
5/36 PICKETT STREET RESERVOIR VIC 3073	\$560,000	26-Aug-23

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: 24 February 2024


**3/155 RATHCOWN ROAD
RESERVOIR VIC 3073**
 2  2  1

Sold Price

^{RS} **\$560,000** Sold Date **09-Feb-24**

Distance **0.65km**

**3/13 SUFFOLK STREET RESERVOIR
VIC 3073**
 2  1  1

Sold Price

\$553,000 Sold Date **28-Sep-23**

Distance **1.06km**

**5/36 PICKETT STREET RESERVOIR
VIC 3073**
 2  1  1

Sold Price

\$560,000 Sold Date **26-Aug-23**

Distance **1.27km**

**1B RUBICON STREET RESERVOIR
VIC 3073**
 2  1  1

Sold Price

\$570,000 Sold Date **22-Nov-23**

Distance **1.29km**
RS = Recent sale

UN = Undisclosed Sale

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