

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

4/31 Rosenthal Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2019

to 31/12/2019

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	25b Liston Av RESERVOIR 3073	\$635,000	26/10/2019
2	3/118 Rathcown Rd RESERVOIR 3073	\$580,000	11/09/2019
3	1/40 Cheddar Rd RESERVOIR 3073	\$530,000	13/09/2019

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:

13/02/2020 15:23



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
December quarter 2019: \$605,000

Comparable Properties

25b Liston Av RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$635,000
Method: Private Sale
Date: 26/10/2019
Property Type: Unit
Land Size: 262 sqm approx



3/118 Rathcown Rd RESERVOIR 3073 (VG)

Agent Comments

3 - -

Price: \$580,000
Method: Sale
Date: 11/09/2019
Property Type: Flat/Unit/Apartment (Res)

1/40 Cheddar Rd RESERVOIR 3073 (VG)

Agent Comments

3 - -

Price: \$530,000
Method: Sale
Date: 13/09/2019
Property Type: Flat/Unit/Apartment (Res)