

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

8 Ida Court 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

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2018

to

31 Oct 2019

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

6 Ida Court Reservoir VIC 3073	\$732,500	31-Jul-19
4 Ida Court Reservoir VIC 3073	\$753,000	24-Oct-19
45 Kingsley Road Reservoir VIC 3073	\$792,500	01-Jun-19

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: 19 November 2019



6 Ida Court Reservoir VIC 3073

Sold Price

RS

\$732,500

Sold Date

31-Jul-19

 3  1  2

Distance

0.03km



4 Ida Court Reservoir VIC 3073

Sold Price

RS

\$753,000

Sold Date

24-Oct-19

 3  1  1

Distance

0.05km



45 Kingsley Road Reservoir VIC 3073

Sold Price

\$792,500

Sold Date

01-Jun-19

 3  1  1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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