Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 Rubicon Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	ı/underquot	ting					
Single price	e \$1,100,000										
Median sale price											
Median price	\$760,000	Pro	operty Type	Ηοι	lse		Suburb	Reservoir			
Period - From	24/03/2019	to	23/03/2020		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	63 Howard St RESERVOIR 3073	\$1,162,500	14/12/2019
2	141 North Rd RESERVOIR 3073	\$1,005,000	30/11/2019
3			

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:

24/03/2020 11:33









Property Type: House (Res) Land Size: 600 sqm approx Agent Comments Indicative Selling Price \$1,100,000 Median House Price 24/03/2019 - 23/03/2020: \$760,000

Comparable Properties



Price: \$1,162,500 **Method:** Auction Sale

63 Howard St RESERVOIR 3073 (REI/VG)

141 North Rd RESERVOIR 3073 (REI/VG)

Date: 14/12/2019 Rooms: 5 Property Type: House Land Size: 602 sqm approx

Agent Comments

Agent Comments



Price: \$1,005,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 620 sqm approx

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.