

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

31 Rubicon Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Reservoir

Period - From

24/03/2019

to

23/03/2020

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	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



 3  1  3

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



63 Howard St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,162,500

Method: Auction Sale

Date: 14/12/2019

Rooms: 5

Property Type: House

Land Size: 602 sqm approx

141 North Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

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.