

## 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

17 Rubicon Street Reservoir VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Reservoir

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 23 Alexandra Street Reservoir VIC 3073 | \$762,000 | 19-Oct-19 |
| 70 Blake Street Reservoir VIC 3073     | \$725,000 | 21-Dec-19 |
| 5 Flag Street Kingsbury VIC 3083       | \$697,500 | 09-Nov-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: 05 March 2020



**23 Alexandra Street Reservoir VIC 3073**

Sold Price

**\$762,000**

Sold Date

**19-Oct-19**

3

2

1

Distance

**1.03km**



**70 Blake Street Reservoir VIC 3073**

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**21-Dec-19**

3

1

1

Distance

**1.23km**



**5 Flag Street Kingsbury VIC 3083**

Sold Price

<sup>RS</sup> **\$697,500**

Sold Date

**09-Nov-19**

3

1

2

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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