

## 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	Unit1/166 Rathcown Road, Reservoir Vic 3073
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$659,500

#### Median sale price

Median price	\$577,500	House		Unit	X	Suburb	Reservoir
Period - From	01/04/2018	to	30/06/2018	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	1/7 Pickett St RESERVOIR 3073	\$651,000	06/06/2018
2	2/50 Royal Pde RESERVOIR 3073	\$645,000	17/03/2018
3	2/166 Rathcown Rd RESERVOIR 3073	\$610,000	28/07/2018

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.~~



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$659,500  
Median Unit Price  
June quarter 2018: \$577,500

## Comparable Properties

### 1/7 Pickett St RESERVOIR 3073 (VG)

Agent Comments



Price: \$651,000  
Method: Sale  
Date: 06/06/2018  
Rooms: -  
Property Type: Strata Dwelling



### 2/50 Royal Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$645,000  
Method: Private Sale  
Date: 17/03/2018  
Rooms: 5  
Property Type: Townhouse (Res)

### 2/166 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$610,000  
Method: Auction Sale  
Date: 28/07/2018  
Rooms: -  
Property Type: Townhouse (Res)