

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 4/47-49 Rathcrown Road, Reservoir Vic 3073

**Indicative selling price**

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

Range between \$405,000 & \$425,000

**Median sale price**

Median price \$555,000 House Unit X Suburb Reservoir

Period - From 01/07/2017 to 30/09/2017 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 | 4/15 Loddon Av RESERVOIR 3073    | \$420,000 | 18/11/2017   |
| 2 | 4/23 Dundee St RESERVOIR 3073    | \$395,000 | 06/12/2017   |
| 3 | 11/1031 Plenty Rd KINGSBURY 3083 | \$390,000 | 14/11/2017   |

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:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$405,000 - \$425,000  
**Median Unit Price**  
September quarter 2017: \$555,000

## Comparable Properties

4/15 Loddon Av RESERVOIR 3073 (REI)

**Agent Comments**



**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Unit



4/23 Dundee St RESERVOIR 3073 (REI)

**Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Unit



11/1031 Plenty Rd KINGSBURY 3083 (REI)

**Agent Comments**



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** 3  
**Property Type:** Apartment