

## 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

1/19 RATHCOWN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,750

Property type

Other

Suburb

Reservoir

Period-from

01 Jun 2023

to

31 May 2024

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

1/69 ROYAL PARADE RESERVOIR VIC 3073	\$737,000	21-Feb-24
2/128 PURINUAN ROAD RESERVOIR VIC 3073	\$741,000	24-Feb-24
1/45 DUNNE STREET KINGSBURY VIC 3083	\$680,000	18-Mar-24

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: 11 June 2024



**1/69 ROYAL PARADE RESERVOIR  
VIC 3073**

2 1 -

Sold Price

**\$737,000**

Sold Date

**21-Feb-24**

Distance

**1.79km**



**2/128 PURINUAN ROAD  
RESERVOIR VIC 3073**

3 1 1

Sold Price

**\$741,000**

Sold Date

**24-Feb-24**

Distance

**1.35km**



**1/45 DUNNE STREET KINGSBURY  
VIC 3083**

3 1 1

Sold Price

**\$680,000**

Sold Date

**18-Mar-24**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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