

## 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

2/155 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2022

to

31 May 2023

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

1/58 MIRANDA ROAD RESERVOIR VIC 3073	\$434,000	13-May-23
3/29 WHITELAW STREET RESERVOIR VIC 3073	\$450,000	23-May-23
3/6 MIRANDA ROAD RESERVOIR VIC 3073	\$465,000	07-Jun-23

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: 29 June 2023



**1/58 MIRANDA ROAD RESERVOIR  
VIC 3073**

 2  1  1

Sold Price **\$434,000** Sold Date **13-May-23**

Distance **0.5km**



**3/29 WHITELAW STREET  
RESERVOIR VIC 3073**

 2  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **23-May-23**

Distance **0.6km**



**3/6 MIRANDA ROAD RESERVOIR  
VIC 3073**

 2  1  1

Sold Price <sup>RS</sup> **\$465,000** Sold Date **07-Jun-23**

Distance **0.95km**



**3/45 ST VIGEONS ROAD  
RESERVOIR VIC 3073**

 2  1  1

Sold Price **\$440,000** Sold Date **08-May-23**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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