Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Addro Including suburb a posted	and	nam Road, Reservo	ir Vic 3073	
Indicative selling	price			
For the meaning of t	his price see coi	าsumer.vic.gov.au/เ	underquoting	
Bange between \$	185 000	Ω.	\$533 500	

Median sale price

Median price	\$613,750 Property Type Unit					Suburb	Reservoir
Period - From	01/07/2023	to	30/09/2023	So	urce	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	9/79a Rathcown Rd RESERVOIR 3073	\$530,000	24/06/2023
2	2/15 Cuthbert Rd RESERVOIR 3073	\$520,000	05/09/2023
3			

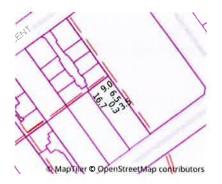
OR

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.

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This Statement of Information was prepared on:	23/10/2023 15:58	



2/23a Fordham Road, Reservoir Vic 3073





Indicative Selling Price \$485,000 - \$533,500 Median Unit Price September quarter 2023: \$613,750

Comparable Properties



9/79a Rathcown Rd RESERVOIR 3073 (REI/VG) Agent Comments

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Price: \$530,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit

Land Size: 148 sqm approx



2/15 Cuthbert Rd RESERVOIR 3073 (VG)

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Price: \$520,000 Method: Sale Date: 05/09/2023

Property Type: Strata Flat - Single OYO Flat

Agent Comments

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.

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