

# 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

### 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.

This Statement of Information was prepared on:

2/23a Fordham Road, Reservoir Vic 3073



**Property Type:**  
**Agent Comments**

**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**



**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)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 05/09/2023  
**Property Type:** Strata Flat - Single OYO Flat

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.

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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