

# 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	3/44 Rathcown Road, Reservoir Vic 3073
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### Indicative selling price

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

Range between	\$690,000	&	\$750,000
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### Median sale price

Median price	\$871,750	Property Type	House	Suburb	Reservoir
Period - From	01/10/2022	to	30/09/2023	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	1/20 Erskine Av RESERVOIR 3073	\$745,000	17/11/2023
2			
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: 12/01/2024 09:37

3/44 Rathcown Road, Reservoir Vic 3073



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

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
Year ending September 2023: \$871,750

## Comparable Properties



**1/20 Erskine Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Unit

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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