

# 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

34 Ramleh 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)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	29 Liston Av RESERVOIR 3073	\$806,000	08/03/2024
2	6 Shapiro Ct RESERVOIR 3073	\$792,000	07/05/2024
3	168 Broadway RESERVOIR 3073	\$780,000	02/03/2024

**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:

22/05/2024 14:28



**Property Type:** House  
**Land Size:** 742 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
March quarter 2024: \$950,000

## Comparable Properties



**29 Liston Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$806,000  
**Method:** Sold Before Auction  
**Date:** 08/03/2024  
**Property Type:** House (Res)  
**Land Size:** 523 sqm approx



**6 Shapiro Ct RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$792,000  
**Method:** Private Sale  
**Date:** 07/05/2024  
**Property Type:** House  
**Land Size:** 696 sqm approx



**168 Broadway RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx