## 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

2/62 Rathcown Road, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting			
Range betweer	\$620,000		&		\$680,000				
Median sale price									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Reservoir	
Period - From	01/04/2025	to	30/06/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	3/107 St Vigeons Rd RESERVOIR 3073	\$633,500	12/07/2025
2	2/79 Winter Cr RESERVOIR 3073	\$630,000	30/06/2025
3	2/21 Barwon Av RESERVOIR 3073	\$691,000	14/06/2025

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:

28/07/2025 10:47









**Property Type:** Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price June quarter 2025: \$640,000

# **Comparable Properties**

3/107 St Vigeons Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$633,500 Method: Auction Sale Date: 12/07/2025 Property Type: Townhouse (Res)	Agent Comments
2/79 Winter Cr RESERVOIR 3073 (REI) 2 2 2 1 Price: \$630,000 Method: Private Sale Date: 30/06/2025 Property Type: Townhouse (Single)	Agent Comments
2/21 Barwon Av RESERVOIR 3073 (REI) 2 2 2 1 Price: \$691,000 Method: Auction Sale Date: 14/06/2025 Property Type: Townhouse (Res)	Agent Comments

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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