

## 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  
46 & 48 Cuthbert Road Reservoir & 1 Marchant Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between  &

#### Median sale price

Median price	<input type="text" value="\$930,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Reservoir"/>
Period - From	<input type="text" value="01/01/2021"/>	to	<input type="text" value="31/03/2021"/>	Source	<input type="text" value="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		
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:



**Property Type:** House (Res)

**Land Size:** 1928 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

March quarter 2021: \$930,000

## Comparable Properties

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 - Biggin & Scott** | P: 03 9489 5777 | F: 03 9489 5788