

# 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 129 Mcfadzean Avenue, 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 \$950,000 & \$1,045,000

### 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	78 Mcfadzean Av RESERVOIR 3073	\$1,181,000	14/10/2023
2	6 Tracey St RESERVOIR 3073	\$1,145,000	11/11/2023
3	9 Mccasker Av RESERVOIR 3073	\$1,020,000	15/08/2023

**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: 20/12/2023 14:25



 4  3  2

**Property Type:** House (Res)

**Land Size:** 822 sqm approx

Agent Comments

## Comparable Properties



**78 Mcfadzean Av RESERVOIR 3073 (REI)**

Agent Comments

 4  2  8

**Price:** \$1,181,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 840 sqm approx



**6 Tracey St RESERVOIR 3073 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 821 sqm approx



**9 Mccasker Av RESERVOIR 3073 (REI)**

Agent Comments

 4  2  5

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 15/08/2023

**Property Type:** House