

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

17 Mccrae Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$613,750 Property Type Unit Suburb Reservoir

Period - From 01/07/2023 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	4/43 St Vigeons Rd RESERVOIR 3073	\$430,000	05/10/2023
2	1/70 Marchant Av RESERVOIR 3073	\$405,000	09/08/2023
3	1/42 Elsey Rd RESERVOIR 3073	\$420,000	13/07/2023

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:

01/11/2023 11:48

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Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

September quarter 2023: \$613,750



 1  1  2

Property Type: Unit (Res)

Land Size: 154 sqm approx

Agent Comments

Comparable Properties



4/43 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

 1  1  1

Price: \$430,000

Method: Sold Before Auction

Date: 05/10/2023

Rooms: 3

Property Type: Unit

1/70 Marchant Av RESERVOIR 3073 (REI)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 09/08/2023

Property Type: Unit



1/42 Elsey Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 13/07/2023

Property Type: Unit

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