

# 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 Mack Street, 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 \$700,000 & \$770,000

### Median sale price

Median price \$871,750 Property Type House 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	27 Tovey St RESERVOIR 3073	\$810,000	23/09/2023
2	22b Glasgow Av RESERVOIR 3073	\$765,000	04/10/2023
3	17 Gertz Av RESERVOIR 3073	\$708,000	28/10/2023

**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:

10/11/2023 10:22



**Property Type:** House

Agent Comments

## Comparable Properties



**27 Tovey St RESERVOIR 3073 (REI)**



Agent Comments

Good comparable as both properties are three bed brick homes.

**Price:** \$810,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 474 sqm approx



**22b Glasgow Av RESERVOIR 3073 (REI)**



Agent Comments

Good comparable as both properties are three bed houses with modern features.

**Price:** \$765,000

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** House



**17 Gertz Av RESERVOIR 3073 (REI)**



Agent Comments

Good comparable as both properties are three bedrooms, one bathroom, two car houses with modern features in Reservoir.

**Price:** \$708,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** House

**Land Size:** 547 sqm approx