

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

24 Massey Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	45 Broadhurst Av RESERVOIR 3073	\$940,000	11/11/2023
2	65 Glasgow Av RESERVOIR 3073	\$918,000	24/11/2023
3	10 Ryan St RESERVOIR 3073	\$895,000	18/11/2023

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:

30/01/2024 11:43



 3  1  1

Rooms: 6
Property Type: House
Land Size: 800 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$890,000 - \$940,000
Median House Price
December quarter 2023: \$922,000

Comparable Properties



45 Broadhurst Av RESERVOIR 3073 (REI/VG) [Agent Comments](#)

 3  1  3

Price: \$940,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 830 sqm approx



65 Glasgow Av RESERVOIR 3073 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$918,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 798 sqm approx



10 Ryan St RESERVOIR 3073 (REI/VG) [Agent Comments](#)

 3  1  3

Price: \$895,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 766 sqm approx

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