

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

27 Mccomas Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

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	42 Steane St RESERVOIR 3073	\$790,000	16/12/2023
2	62 Kirby St RESERVOIR 3073	\$760,000	08/09/2023
3	1 Dorrington Av RESERVOIR 3073	\$730,000	09/12/2023

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:

12/02/2024 14:53

27 Mccomas Street, Reservoir Vic 3073



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2023: \$922,000

Comparable Properties



42 Steane St RESERVOIR 3073 (REI)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 16/12/2023
Rooms: 7
Property Type: House (Res)
Land Size: 537 sqm approx



62 Kirby St RESERVOIR 3073 (RE/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 566 sqm approx



1 Dorrington Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 09/12/2023
Rooms: 6
Property Type: House (Res)
Land Size: 623.50 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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