

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

35-47 McFadzean Av, Reservoir

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,950,000

Median sale price

Median price

\$950,000

Property type

House

Suburb

Reservoir

Period - From

1/1/24

to

1/3/24

Source

REIV

Comparable property sales

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.	\$	
2.	\$	
3.	\$	

This Statement of Information was prepared on:

10/5/24
