

# 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 82 McMahon Road, 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 \$900,000 & \$990,000

### Median sale price

Median price \$875,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	14 Best St RESERVOIR 3073	\$1,000,000	23/04/2023
2	3 Ashley St RESERVOIR 3073	\$900,000	20/05/2023
3	4 Reservoir St RESERVOIR 3073	\$875,000	25/03/2023

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: 25/09/2023 15:02



 2   
  1   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2023: \$875,000

## Comparable Properties



**14 Best St RESERVOIR 3073 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 23/04/2023

**Property Type:** House (Res)

**Land Size:** 759.55 sqm approx



**3 Ashley St RESERVOIR 3073 (REI)**

Agent Comments

 2   
  1   
  2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



**4 Reservoir St RESERVOIR 3073 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 794 sqm approx

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