

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 98 Massey Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price \$871,750 Property Type House Suburb Reservoir

Period - From 01/10/2022 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	22 Moira Av RESERVOIR 3073	\$872,000	02/09/2023
2	171 Wilson Blvd RESERVOIR 3073	\$858,000	09/06/2023
3	12 Lawley St RESERVOIR 3073	\$850,000	10/06/2023

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: 18/10/2023 10:28

98 Massey Avenue, Reservoir Vic 3073



3 1 3

Rooms: 5
Property Type: House
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$895,000
Median House Price
Year ending September 2023: \$871,750

Comparable Properties

22 Moira Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$872,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 558 sqm approx



171 Wilson Blvd RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 1

Price: \$858,000
Method: Sold Before Auction
Date: 09/06/2023
Property Type: House (Res)
Land Size: 643 sqm approx



12 Lawley St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 10/06/2023
Property Type: House (Res)
Land Size: 1028 sqm approx

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



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