

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

227 Mahoneys Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$800,000

Property Type House

Suburb Reservoir

Period - From 01/10/2019

to 30/09/2020

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	31 Bungay St FAWKNER 3060	\$670,000	25/07/2020
2	130 Hughes Pde RESERVOIR 3073	\$650,000	15/08/2020
3	83 Glasgow Av RESERVOIR 3073	\$582,200	15/09/2020

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:

02/11/2020 12:36



Property Type: House (Res)
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$620,000
Median House Price
 Year ending September 2020: \$800,000

Comparable Properties



31 Bungay St FAWKNER 3060 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 25/07/2020
Property Type: House
Land Size: 585 sqm approx



130 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 15/08/2020
Property Type: House



83 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$582,200
Method: Private Sale
Date: 15/09/2020
Rooms: 5
Property Type: House (Res)
Land Size: 463 sqm approx