

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

3 Macartney Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$975,000 Property Type House Suburb Reservoir

Period - From 11/07/2021 to 10/07/2022 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	26 Cuthbert Rd RESERVOIR 3073	\$985,000	25/06/2022
2	3 Clark St RESERVOIR 3073	\$950,000	16/05/2022
3	14 Moore Cr RESERVOIR 3073	\$915,000	09/06/2022

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:

11/07/2022 16:10



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

11/07/2021 - 10/07/2022: \$975,000

Comparable Properties



26 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$985,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 650 sqm approx



3 Clark St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$950,000

Method: Private Sale

Date: 16/05/2022

Property Type: House (Res)

Land Size: 632 sqm approx



14 Moore Cr RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$915,000

Method: Private Sale

Date: 09/06/2022

Rooms: 5

Property Type: House (Res)

Land Size: 531 sqm approx

Account - Love & Co