

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 2/71 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	3/2 Palm Av RESERVOIR 3073	\$730,000	19/11/2024
2	5/28 Pickett St RESERVOIR 3073	\$680,000	16/11/2024
3	3/21 Harmer St RESERVOIR 3073	\$682,000	28/09/2024

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: 14/03/2025 14:07



3 bedrooms, 1 bathroom, 2 cars

Property Type: Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

December quarter 2024: \$645,000

Comparable Properties



3/2 Palm Av RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 1 car

Price: \$730,000

Method: Sold Before Auction

Date: 19/11/2024

Property Type: Unit



5/28 Pickett St RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$680,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Unit



3/21 Harmer St RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 2 cars

Price: \$682,000

Method: Private Sale

Date: 28/09/2024

Rooms: 5

Property Type: Unit

Land Size: 230 sqm approx

Account - Love & Co



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