

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

117 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$790,000 Property Type House Suburb Reservoir

Period - From 26/11/2019 to 25/11/2020 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	76 Hughes Pde RESERVOIR 3073	\$860,000	31/07/2020
2	1 Ryan St RESERVOIR 3073	\$785,000	15/09/2020
3	33 Broadhurst Av RESERVOIR 3073	\$770,000	14/07/2020

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:

26/11/2020 12:02



Rooms: 1
Property Type:
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 26/11/2019 - 25/11/2020: \$790,000

Comparable Properties



76 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 31/07/2020
Rooms: 5
Property Type: House
Land Size: 836 sqm approx



1 Ryan St RESERVOIR 3073 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 15/09/2020
Rooms: 4
Property Type: House
Land Size: 868 sqm approx



33 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 14/07/2020
Rooms: 4
Property Type: House (Res)
Land Size: 905 sqm approx