

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

108 McMahon Road Reservoir

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 bedroom, 1 bathroom, study & 1 garage	\$	Or range between	\$570,000	&	\$610,000
3 bedroom, 1 bathroom, study & 2 garage	\$	Or range between	\$710,000	&	\$740,000
3 bedroom, 2 bathroom study & 1 garage	\$	Or range between	\$850,000	&	\$880,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

755,500

Suburb

Reservoir

Period - From

01/04/2017

To

31/03/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bedroom, 1 bathroom, study & 1 garage	1 1/209 Purinuan Road Reservoir	\$652,000	13/05/2017
	2 3/75 St Vigeons Road Reservoir	\$580,000	08/05/2017
	3 25 Fyfe Street Reservoir	\$575,000	27/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom, 1 bathroom, study & 2 garage	1 2/8 Cuthbert Road Reservoir	\$730,000	22/04/2017
	2 2/31 Spring Street Reservoir	\$708,000	22/05/2017
	3 3/4 McCrae Street Reservoir	\$695,000	22/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom, 2 bathroom study & 1 garage	1 3/138 Rathcown Road Reservoir	\$815,000	08/04/2017
	2 2/31 Spring Street Reservoir	\$708,000	22/05/2017
	3 3/4 McCrae Street Reservoir	\$695,000	22/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.