

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

2/108 McMahan Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2017

to

31/12/2017

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	1/90 Pine St RESERVOIR 3073	\$685,000	17/02/2018
2	1/14 Sturdee St RESERVOIR 3073	\$678,913	04/12/2017
3	1/24 Miranda Rd RESERVOIR 3073	\$636,000	24/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
December quarter 2017: \$585,000

Comparable Properties



1/90 Pine St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$685,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Unit



1/14 Sturdee St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$678,913
Method: Sold Before Auction
Date: 04/12/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 266 sqm approx



1/24 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$636,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 280 sqm approx