

# 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

91 Mahoneys Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$922,000

Property Type House

Suburb Reservoir

Period - From 01/10/2023

to 31/12/2023

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	104 Radford Rd RESERVOIR 3073	\$845,000	17/12/2023
2	2 Mcfadzean Av RESERVOIR 3073	\$817,500	24/02/2024
3	160 Hughes Pde RESERVOIR 3073	\$800,000	10/11/2023

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:

04/03/2024 12:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
December quarter 2023: \$922,000

## Comparable Properties



**104 Radford Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$845,000  
**Method:** Sold After Auction  
**Date:** 17/12/2023  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**2 Mcfadzean Av RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$817,500  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)



**160 Hughes Pde RESERVOIR 3073 (VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sale  
**Date:** 10/11/2023  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 516 sqm approx

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100