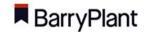
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	erty offered for	sale						
Address Including suburb and postcode		279-285 Mahoneys Road, Reservoir Vic 3073						
Indica	ative selling pri	ce						
For the	e meaning of this	price see c	onsumer.vic.gov.a	au/underquo	ting			
Single price \$859,000								
Media	n sale price							
Med	dian price \$862,00	00	Property Type H	ouse	8	Suburb	Reservoir	
Perio	od - From 01/07/2	2022 to	30/09/2022	So	ource	REIV		
Comp	parable property	y sales (*I	Delete A or B b	elow as ap <sub>l</sub>	plicabl	le)		
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.							
Address of comparable property						Pr	ice	Date of sale
1								
2								
3								
OR								
В*	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:					n:	15/11/2022 12:21		













Property Type: Land (Res) Land Size: 1611 sqm approx

**Agent Comments** 

Indicative Selling Price \$859,000 Median House Price

September quarter 2022: \$862,000

## Comparable Properties

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 is a large allotment of land with an existing dwelling on the block. Given there are no comparable sales for the area we cannot find an comparable result.

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



