

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 78 McMahon Road, Reservoir

Indicative selling price

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

range between \$750,000 & \$800,000

Median sale price

Median price \$820,000

*House X

Suburb Reservoir

Period - From Dec 2016 to Mar 2017

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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: 33 McMahon Road, Reservoir	\$ 845,000	08/04/2017
2: 103 McMahon Road, Reservoir	\$ 772,000	25/02/2017
3: 56 McMahon Road, Reservoir	\$ 782,500	17/12/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on: 02/06/2017