Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	34 Mcmahon Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	&	\$950,000
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Median sale price

Median price	\$922,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/10/2023	to	31/12/2023	5	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3 Johnson St RESERVOIR 3073	\$945,000	21/02/2024
2	66 Crookston Rd RESERVOIR 3073	\$937,000	05/02/2024
3			

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:	26/02/2024 15:20
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Date of sale



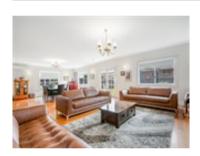


Property Type: House (Previously Occupied - Detached) Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$950,000 **Median House Price** December quarter 2023: \$922,000

Comparable Properties



3 Johnson St RESERVOIR 3073 (REI)



Price: \$945,000 Method: Private Sale Date: 21/02/2024

Rooms: 7

Property Type: House (Res) Land Size: 835 sqm approx

Agent Comments



66 Crookston Rd RESERVOIR 3073 (REI)

=3

Price: \$937.000





Agent Comments

Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 743 sqm approx

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. These are the two most comparable recent sales.

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



