

# 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

34 McMahon 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 \$890,000 & \$950,000

### 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	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



**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)**

**Agent Comments**



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**66 Crookston Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$937,000  
**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.