

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

103 McMahon Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$735,000

&

\$808,500

Median sale price

Median price

\$802,000

Property Type

House

Suburb

Reservoir

Period - From

01/07/2019

to

30/06/2020

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	15 White St RESERVOIR 3073	\$800,000	18/07/2020
2	30 Loddon Av RESERVOIR 3073	\$775,000	17/08/2020
3	82 Lloyd Av RESERVOIR 3073	\$765,000	18/08/2020

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:

08/10/2020 13:57



Property Type: House (Res)

Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price

\$735,000 - \$808,500

Median House Price

Year ending June 2020: \$802,000

Comparable Properties



15 White St RESERVOIR 3073 (REI)



Price: \$800,000

Method: Private Sale

Date: 18/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Period house. 3 bedroom. Similar land size

30 Loddon Av RESERVOIR 3073 (REI)



Price: \$775,000

Method: Private Sale

Date: 17/08/2020

Property Type: House

Land Size: 671 sqm approx

Agent Comments

Original. Similar block. Closer to Tram not Train



82 Lloyd Av RESERVOIR 3073 (REI/VG)



Price: \$765,000

Method: Private Sale

Date: 18/08/2020

Rooms: 5

Property Type: House

Land Size: 540 sqm approx

Agent Comments

Updated in areas. 3 bedroom. Smaller block