

STATEMENT OF INFORMATION

3/119-125 MAHONEYS ROAD, RESERVOIR, VIC 3073

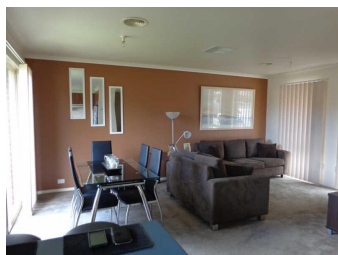
PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD



MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/119-125 MAHONEYS ROAD, RESERVOIR, 2 1 1

Indicative Selling Price

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

Price Range: \$370,000 to \$407,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (Unit)

\$441,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/38 SPRING ST, THOMASTOWN, VIC 3074 2 1 1

Sale Price

***\$370,000**

Sale Date: 29/08/2017

Distance from Property: 2km



4/23 EPSTEIN ST, RESERVOIR, VIC 3073 2 1 1

Sale Price

\$470,000

Sale Date: 27/06/2017

Distance from Property: 1.8km



3/23 ALLENBY AVE, RESERVOIR, VIC 3073 2 1 1

Sale Price

\$425,000

Sale Date: 24/05/2017

Distance from Property: 1.7km



This report has been compiled on 18/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3/963 HIGH ST, RESERVOIR, VIC 3073

 2  1  1

Sale Price

\$406,000

Sale Date: 06/05/2017

Distance from Property: 2.2km



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

3/119-125 MAHONEYS ROAD, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range:

\$370,000 to \$407,000

Median sale price

Median price

\$441,000

House

Unit

X


Suburb

RESERVOIR

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
2/38 SPRING ST, THOMASTOWN, VIC 3074	*\$370,000	29/08/2017
4/23 EPSTEIN ST, RESERVOIR, VIC 3073	\$470,000	27/06/2017
3/23 ALLENBY AVE, RESERVOIR, VIC 3073	\$425,000	24/05/2017
3/963 HIGH ST, RESERVOIR, VIC 3073	\$406,000	06/05/2017