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	227 Mahoneys 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 \$730,000 & \$770,000	Range between	\$730,000	&	\$770,000
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Median sale price

Median price	\$841,500	Pro	perty Type H	louse		Suburb	Reservoir
Period - From	01/10/2020	to	31/12/2020		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	10 Kathryn St FAWKNER 3060	\$785,000	25/01/2021
2	13 Welch St FAWKNER 3060	\$780,000	06/02/2021
3	12 Mountbatten Ct RESERVOIR 3073	\$765,000	03/02/2021

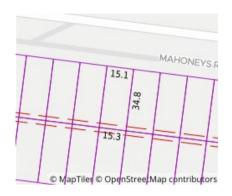
OR

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:	10/02/2021 14:38













Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx **Agent Comments**

Indicative Selling Price \$730,000 - \$770,000 **Median House Price** December quarter 2020: \$841,500

Comparable Properties



10 Kathryn St FAWKNER 3060 (REI)





Price: \$785,000 Method: Private Sale Date: 25/01/2021 Property Type: House Agent Comments



13 Welch St FAWKNER 3060 (REI)

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Price: \$780,000 Method: Auction Sale Date: 06/02/2021

Property Type: House (Res)

Agent Comments



12 Mountbatten Ct RESERVOIR 3073 (REI)







Price: \$765,000 Method: Private Sale Date: 03/02/2021 Property Type: House Agent Comments

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