

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

74 Radford Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$939,000

Median sale price

Median price \$925,000

Property Type House

Suburb Reservoir

Period - From 01/04/2024

to 30/06/2024

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	151 Broadhurst Av RESERVOIR 3073	\$932,500	24/08/2024
2	42 Broadhurst Av RESERVOIR 3073	\$970,000	27/07/2024
3	36 Massey Av RESERVOIR 3073	\$950,000	03/06/2024

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:

31/08/2024 17:19



 3
  1
  2

Property Type: House (Res)

Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price

\$939,000

Median House Price

June quarter 2024: \$925,000

Comparable Properties



151 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$932,500

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 715 sqm approx



42 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$970,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 960 sqm approx



36 Massey Av RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$950,000

Method: Private Sale

Date: 03/06/2024

Property Type: House (Res)

Land Size: 843 sqm approx

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