

# 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 Moira Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$830,000

### Median sale price

Median price

\$968,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2021

to

31/03/2022

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	46 Moira Av RESERVOIR 3073	\$878,000	07/05/2022
2			
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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$830,000  
**Median House Price**  
Year ending March 2022: \$968,000

## Comparable Properties



**46 Moira Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$878,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House

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.