

# 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

15 Mcfadzean 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 \$700,000 & \$750,000

### Median sale price

Median price \$889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	132 Edwardes St RESERVOIR 3073	\$735,000	15/02/2025
2	28 Morris St RESERVOIR 3073	\$740,000	21/12/2024
3	48 Banbury Rd RESERVOIR 3073	\$750,000	25/11/2024

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:

20/02/2025 11:46



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 446.479 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 December quarter 2024: \$889,500

## Comparable Properties



**132 Edwardes St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)



**28 Morris St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 21/12/2024  
**Property Type:** House (Res)  
**Land Size:** 890 sqm approx



**48 Banbury Rd RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

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