

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

32 Macartney Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$870,000

Median sale price

Median price \$892,500 Property Type House Suburb Reservoir

Period - From 01/10/2022 to 31/12/2022 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	54 Whitelaw St RESERVOIR 3073	\$960,000	11/02/2023
2	10 Coleman Cr RESERVOIR 3073	\$881,000	26/11/2022
3	12 Arundel Av RESERVOIR 3073	\$800,000	08/02/2023

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:

24/02/2023 17:04



 4  2  4

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$870,000

Median House Price

December quarter 2022: \$892,500

Comparable Properties



54 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments

 3  1  8

Price: \$960,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 696 sqm approx



10 Coleman Cr RESERVOIR 3073 (REI)

Agent Comments

 4  1  2

Price: \$881,000

Method: Auction Sale

Date: 26/11/2022

Rooms: 6

Property Type: House (Res)

Land Size: 555 sqm approx



12 Arundel Av RESERVOIR 3073 (REI)

Agent Comments

 4  1  1

Price: \$800,000

Method: Private Sale

Date: 08/02/2023

Rooms: 6

Property Type: House (Res)

Land Size: 573 sqm approx