

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 2/43 McMahon Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$528,750

Unit X

Suburb Reservoir

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/118 Rathcown Rd RESERVOIR 3073	\$502,000	04/07/2017
2/4 Chenies St RESERVOIR 3073	\$490,000	07/07/2017
3/80 Rathcown Rd RESERVOIR 3073	\$470,000	27/05/2017