## 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

19 Mackenzie Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,065,000		&		\$1,165,000			
Median sale p	rice							
Median price	\$862,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/07/2022	to	30/09/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	85 Hughes Pde RESERVOIR 3073	\$1,207,000	27/08/2022
2			
3			

#### OR

**B**<sup>\*</sup> 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:

19/11/2022 08:54









Property Type: House Land Size: 1083 sqm approx Agent Comments Indicative Selling Price \$1,065,000 - \$1,165,000 Median House Price September quarter 2022: \$862,000

# **Comparable Properties**



85 Hughes Pde RESERVOIR 3073 (REI)



Price: \$1,207,000 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 852 sqm approx Agent Comments

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 is the only result that isn't an undisclosed result, although its on smaller land and has been somewhat updated. All the other homes have more bedrooms or are updated internally.

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

propertydata



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