

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,065,000

&

\$1,165,000

### Median sale price

Median price \$862,000

Property Type House

Suburb Reservoir

Period - From 01/07/2022

to 30/09/2022

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	85 Hughes Pde RESERVOIR 3073	\$1,207,000	27/08/2022
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:

19/11/2022 08:54



 4  2  5

**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)**

**Agent Comments**

 3  1  4

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

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.