

# 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 6/87-93 Radford Road, 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 \$530,000 & \$560,000

### Median sale price

Median price \$616,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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 | 2/17 Hood Cr FAWKNER 3060      | \$615,000 | 11/05/2024   |
| 2 | 3/56 Mcbryde St FAWKNER 3060   | \$570,000 | 24/04/2024   |
| 3 | 3/17 Hood Cr FAWKNER 3060      | \$610,000 | 20/04/2024   |

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: 15/10/2024 11:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$530,000 - \$560,000  
**Median Unit Price**  
September quarter 2024: \$616,000

## Comparable Properties



**2/17 Hood Cr FAWKNER 3060 (REI/VG)**

Agent Comments



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** Townhouse (Res)



**3/56 McBryde St FAWKNER 3060 (REI/VG)**

Agent Comments



**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2024  
**Property Type:** Townhouse (Res)



**3/17 Hood Cr FAWKNER 3060 (REI/VG)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 20/04/2024  
**Property Type:** Townhouse (Res)

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