

# 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

10 Mcshane 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 \$930,000 & \$960,000

### Median sale price

Median price \$889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	41 Botha Av RESERVOIR 3073	\$910,000	22/02/2025
2	47 Henty St RESERVOIR 3073	\$925,000	15/01/2025
3	26 Sturdee St RESERVOIR 3073	\$965,000	07/12/2024

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:

25/02/2025 10:13



 3    1    2

**Property Type:** House  
**Land Size:** 915 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$960,000  
**Median House Price**  
December quarter 2024: \$889,500

## Comparable Properties



**41 Botha Av RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**47 Henty St RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 15/01/2025  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx



**26 Sturdee St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3    1    4

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 886 sqm approx

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



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