#### 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	237 Mahoneys Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$570,000	&	\$627,000
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#### Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Reservoir
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

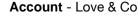
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	13 Barron St RESERVOIR 3073	\$670,000	17/11/2018
2	3 Lovely St FAWKNER 3060	\$631,000	23/03/2019
3	108 Hughes Pde RESERVOIR 3073	\$590,000	16/03/2019

#### 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.







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Rooms:

Property Type: House Land Size: 528 (approx) sqm

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$627,000 **Median House Price** December quarter 2018: \$750.000

## Comparable Properties

13 Barron St RESERVOIR 3073 (REI)





**Agent Comments** 

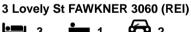
Price: \$670,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

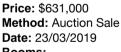
Property Type: House (Res)







**Agent Comments** 



Rooms: -

Property Type: House (Res) Land Size: 587 sqm approx



108 Hughes Pde RESERVOIR 3073 (REI)

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Price: \$590,000 Method: Private Sale Date: 16/03/2019

Rooms: 4

Property Type: House (Res)

Agent Comments

Account - Love & Co





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