

## 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

237 Mahoneys 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 \$570,000

&amp;

\$627,000

**Median sale price**

Median price \$750,000

House

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.

	Address 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.



3 1 2

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

3 1 3

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** House (Res)



### 3 Lovely St FAWKNER 3060 (REI)

Agent Comments

3 1 2

**Price:** \$631,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx



### 108 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments

3 1 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 16/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)