

# 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

91 Mcfadzean Avenue, 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 \$650,000

&

\$715,000

### Median sale price

Median price \$785,000

Property Type House

Suburb Reservoir

Period - From 26/06/2019

to

25/06/2020

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	16 Elliot St RESERVOIR 3073	\$800,000	02/05/2020
2	2 Grimwade St RESERVOIR 3073	\$750,000	17/06/2020
3	8 Mack St RESERVOIR 3073	\$650,000	22/04/2020

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:

26/06/2020 09:45



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
26/06/2019 - 25/06/2020: \$785,000

## Comparable Properties



**16 Elliot St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 02/05/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 964 sqm approx



**2 Grimwade St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 17/06/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 901 sqm approx



**8 Mack St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 22/04/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 544 sqm approx