Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 91 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$650,000		&		\$715,000			
Median sale price								
Median price	\$785,000	Pro	Property Type		House		Suburb	Reservoir
Period - From	26/06/2019	to	25/06/2020		So	urce	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.

Ado	dress 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



91 Mcfadzean Avenue, Reservoir Vic 3073







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) 3 1 2 2 Price: \$800,000 Method: Auction Sale Date: 02/05/2020 Rooms: 4 Property Type: House (Res) Land Size: 964 sqm approx	Agent Comments
2 Grimwade St RESERVOIR 3073 (REI) 3 1 1 1 Price: \$750,000 Method: Private Sale Date: 17/06/2020 Rooms: 5 Property Type: House (Res) Land Size: 901 sqm approx	Agent Comments
8 Mack St RESERVOIR 3073 (REI) 3 1 2 Price: \$650,000 Method: Private Sale Date: 22/04/2020 Rooms: 4 Property Type: House Land Size: 544 sqm approx	Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.