#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	34 Massey Avenue, Reservoir Vic 3073
Including suburb and	
postcode	
·	

#### Indicative selling price

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

Single price \$880,000

#### Median sale price

Median price	\$910,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2025	to	31/03/2025		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

Auc	areas or comparable property	1 1100	Date of Sale
1	34 Ludeman Ct RESERVOIR 3073	\$878,500	28/06/2025
2	5 Ludeman Ct RESERVOIR 3073	\$835,000	28/06/2025
3	10 Rosenthal Cr RESERVOIR 3073	\$888,000	24/05/2025

#### 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:	30/06/2025 10:42



Date of sale







**Property Type:** House (Res) **Land Size:** 836 sqm approx Agent Comments

Indicative Selling Price \$880,000 Median House Price March quarter 2025: \$910,000

## Comparable Properties

34 Ludeman Ct RESERVOIR 3073 (REI)

•=

3





**∃** 4

**Agent Comments** 

Price: \$878,500 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res)

5 Ludeman Ct RESERVOIR 3073 (REI)

•=

3

Method: Auction Sale







Price: \$835,000

**Date:** 28/06/2025 **Property Type:** House (Res) **Land Size:** 382 sqm approx **Agent Comments** 

Agent Comments



10 Rosenthal Cr RESERVOIR 3073 (REI)

•=

3





. .

Price: \$888,000 Method: Auction Sale Date: 24/05/2025

Rooms: 6

Property Type: House (Res) Land Size: 597 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.