

# 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

82 McMahon Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$950,000

### Median sale price

Median price

\$867,500

Property Type

House

Suburb

Reservoir

Period - From

30/11/2022

to

29/11/2023

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 | 82 Purinuan Rd RESERVOIR 3073   | \$950,000 | 17/11/2023   |
| 2 | 45 Broadhurst Av RESERVOIR 3073 | \$940,000 | 11/11/2023   |
| 3 | 38 Botha Av RESERVOIR 3073      | \$911,000 | 07/10/2023   |

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:

30/11/2023 13:18



2 1 1

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000

**Median House Price**

30/11/2022 - 29/11/2023: \$867,500

## Comparable Properties



**82 Purinuan Rd RESERVOIR 3073 (REI)**

**Agent Comments**

4 1 3

**Price:** \$950,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** House (Res)

**Land Size:** 890 sqm approx



**45 Broadhurst Av RESERVOIR 3073 (REI)**

**Agent Comments**

3 1 3

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 830 sqm approx



**38 Botha Av RESERVOIR 3073 (REI)**

**Agent Comments**

4 1 4

**Price:** \$911,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 897 sqm approx

**Account - Love & Co**