

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

2/98 McMahon Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$579,250 Property Type Unit Suburb Reservoir

Period - From 01/01/2020 to 31/12/2020 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	3/97 Rathcown Rd RESERVOIR 3073	\$565,000	20/03/2021
2	6/5 Ashley St RESERVOIR 3073	\$561,000	03/04/2021
3	2/23 Miranda Rd RESERVOIR 3073	\$530,000	07/01/2021

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:

08/04/2021 15:33

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending December 2020: \$579,250



Property Type: House - Duplex
(Semi-detached)

Agent Comments

Comparable Properties



3/97 Rathcoun Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$565,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 6

Property Type: Unit



6/5 Ashley St RESERVOIR 3073 (REI)

Agent Comments



Price: \$561,000

Method: Auction Sale

Date: 03/04/2021

Property Type: Unit



2/23 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 07/01/2021

Property Type: Unit