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	1/39 MCMAHON ROAD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$660,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
2/39 BOLDREWOOD PARADE RESERVOIR VIC 3073	$675,000	24-Apr-24
85 CREVELLI STREET RESERVOIR VIC 3073	$700,000	03-Jul-24
15/79A RATHCOWN ROAD RESERVOIR VIC 3073	$683,000	16-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 07 October 2024

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2/39 BOLDREWOOD PARADE RESERVOIR VIC 3073

3 1 1

Sold Price **$675,000** Sold Date **24-Apr-24**

Distance **1.17km**



85 CREVELLI STREET RESERVOIR VIC 3073

3 1 1

Sold Price **$700,000** Sold Date **03-Jul-24**

Distance **1.87km**



15/79A RATHCOWN ROAD RESERVOIR VIC 3073

3 1 1

Sold Price RS **$683,000** Sold Date **16-Aug-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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