

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 McComas Street, RESERVOIR 3073

Unit



3 beds



2 baths



1 parking

### Indicative selling price

2 bedroom unit Range **\$550,000 - \$600,000**

3 bedroom unit Range **\$720,000 - \$770,000**

### Suburb unit median sale price

Median **Unit** for **RESERVOIR** for period **Jan 2017 - Jun 2017**  
Sourced from **Pricefinder**.

## \$480,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 2 bedroom unit

**16 North Crescent,**  
Heidelberg West 3081

Price **\$595,000** Sold 04 July  
2017

**1/36 Tambora Avenue,**  
Reservoir 3073

Price **\$555,000** Sold 05 July  
2017

**179 Broadway,**  
Reservoir 3073

Price **\$590,000** Sold 10 June  
2017

#### 3 bedroom unit

**1/28 North Road,**  
Reservoir 3073

Price **\$741,000** Sold 20 May  
2017

**2/8 Cuthbert Road,**  
Reservoir 3073

Price **\$730,000** Sold 22 April  
2017

**9 Cash Street**

Price **\$715,000** Sold 10 April  
2017

### Ray White Preston

363 High Street,  
Preston VIC 3072

### Contact agents



**Mathew Marotta**  
Ray White

(03) 9478 8833  
0413 235 973

mathew.marotta@raywhite.com



5 Cash Street,  
Kingsbury 3083

Price **\$715,000** Sold 02 May  
2017

---

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricerfinder.

