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

1/29 Cameron Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$870,000		&		\$957,000)		
Median sale p	rice							
Median price	\$620,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023		So	urce	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	48 Oconnor St RESERVOIR 3073	\$945,000	28/07/2023
2	3/17 Joffre St RESERVOIR 3073	\$933,000	03/08/2023
3	2a Louis St RESERVOIR 3073	\$880,000	30/08/2023

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:

14/09/2023 9:09



1/29 Cameron Street, Reservoir Vic 3073

LOVE & CO





Rooms: 5 Property Type: Townhouse (Res) Land Size: 213 sqm approx

Agent Comments

Ken Gu 9471 0233 0433 428 060 ken.g@lovere.com.au

Indicative Selling Price \$870,000 - \$957,000 Median Unit Price June quarter 2023: \$620,500

Comparable Properties

	48 Oconnor St RESERVOIR 3073 (REI) 3 🙀 2 🏟 1	Agent Comments
	Price: \$945,000 Method: Sold Before Auction Date: 28/07/2023 Rooms: 5 Property Type: Townhouse (Res) Land Size: 219 sqm approx	
	3/17 Joffre St RESERVOIR 3073 (REI)	Agent Comments
	Price: \$933,000 Method: Sold Before Auction Date: 03/08/2023 Property Type: Townhouse (Res)	
	2a Louis St RESERVOIR 3073 (REI) 3 2 3 1	Agent Comments
	Price: \$880,000 Method: Sold Before Auction Date: 30/08/2023	
c+m	Rooms: 5 Property Type: Townhouse (Res) Land Size: 169 sqm approx	

Account - Love & Co



Propertydata

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.

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.