

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 consumer.vic.gov.au/underquoting

Range between \$870,000 & \$957,000

Median sale price

Median price \$620,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	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

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



3 2 2

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

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

Comparable Properties



48 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

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

3 1 2

Price: \$933,000
Method: Sold Before Auction
Date: 03/08/2023
Property Type: Townhouse (Res)



2a Louis St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$880,000
Method: Sold Before Auction
Date: 30/08/2023
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 169 sqm approx

Account - Love & Co