

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

1/5 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	1/69 Royal Pde RESERVOIR 3073	\$737,000	21/02/2024
2	22a Rosenthal Cr RESERVOIR 3073	\$710,000	20/03/2024
3	2a Powell St RESERVOIR 3073	\$651,000	05/04/2024

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:

22/04/2024 16:14



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



1/69 Royal Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$737,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 379 sqm approx



22a Rosenthal Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)



2a Powell St RESERVOIR 3073 (REI)

Agent Comments



Price: \$651,000

Method: Private Sale

Date: 05/04/2024

Property Type: House (Res)

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