

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	17 Orrong Avenue, Reservoir Vic 3073
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$870,000	&	\$950,000
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**Median sale price**

Median price	\$871,750	Property Type	House	Suburb	Reservoir
Period - From	01/10/2022	to	30/09/2023	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.

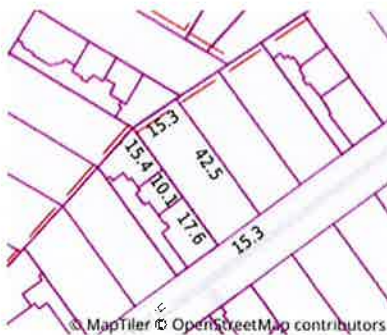
	Address of comparable property	Price	Date of sale
1	7 Macartney St RESERVOIR 3073	\$950,000	09/12/2023
2	82 McMahan Rd RESERVOIR 3073	\$930,000	02/12/2023
3	69 Whitelaw St RESERVOIR 3073	\$870,000	11/12/2023

**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: 19/12/2023 14:08

17 Orrong Avenue, Reservoir Vic 3073



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 661 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median House Price**  
Year ending September 2023: \$871,750

## Comparable Properties



**7 Macartney St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)



**82 McMahon Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$930,000

**Method:** Private Sale

**Date:** 02/12/2023

**Property Type:** House

**Land Size:** 701 sqm approx



**69 Whitelaw St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$870,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** House

**Land Size:** 684 sqm approx

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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