

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 4/49 Storey Road, Reservoir Vic 3073

**Indicative selling price**

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

Range between \$630,000 & \$670,000

**Median sale price**

Median price \$672,500 Property Type Townhouse Suburb Reservoir  
Period - From 26/01/2023 to 25/01/2024 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.

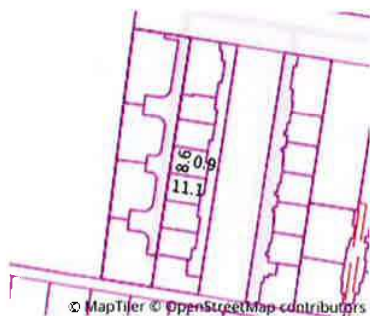
	Address of comparable property	Price	Date of sale
1	1/1 Odowd St RESERVOIR 3073	\$670,000	13/12/2023
2	3/8 Palm Av RESERVOIR 3073	\$650,000	17/11/2023
3	1/38 Acheron Av RESERVOIR 3073	\$648,000	18/12/2023

**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: 26/01/2024 15:17

4/49 Storey Road, Reservoir Vic 3073



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$670,000  
**Median Townhouse Price**  
26/01/2023 - 25/01/2024: \$672,500

## Comparable Properties

1/1 Odowd St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 13/12/2023  
**Property Type:** Townhouse (Res)



3/8 Palm Av RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Townhouse (Single)



1/38 Acheron Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$648,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Townhouse (Single)

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