

## 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

4/63 O'CONNOR STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Reservoir

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

2/99 CROOKSTON ROAD RESERVOIR VIC 3073	\$735,000	02-Mar-24
3/103-105 ST VIGEONS ROAD RESERVOIR VIC 3073	\$802,000	03-Feb-24
1/29 STOREY ROAD RESERVOIR VIC 3073	\$806,000	12-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 21 May 2024



**2/99 CROOKSTON ROAD  
RESERVOIR VIC 3073**

3 2 2

Sold Price **\$735,000** Sold Date **02-Mar-24**

Distance **1.4km**



**3/103-105 ST VIGEONS ROAD  
RESERVOIR VIC 3073**

3 2 2

Sold Price **\$802,000** Sold Date **03-Feb-24**

Distance **1.9km**



**1/29 STOREY ROAD RESERVOIR  
VIC 3073**

3 2 1

Sold Price **\$806,000** Sold Date **12-Feb-24**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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