

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

2/9 Loddon 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 \$670,000 Property Type Townhouse Suburb Reservoir

Period - From 28/09/2022 to 27/09/2023 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	1/5 Mattea Ct RESERVOIR 3073	\$695,000	28/06/2023
2	173 Boldrewood Pde RESERVOIR 3073	\$670,000	27/05/2023
3	1/18g Purinuan Rd RESERVOIR 3073	\$655,000	26/08/2023

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:

28/09/2023 12:03



Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Townhouse Price
28/09/2022 - 27/09/2023: \$670,000

Comparable Properties



1/5 Mattea Ct RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 28/06/2023
Property Type: House (Res)



173 Boldrewood Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



1/18g Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 233 sqm approx