Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/9 Loddon Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting			
Range betweer	\$650,000		&		\$700,00	0			
Median sale price									
Median price	\$670,000	Pro	operty Type	Том	nhouse		Suburb	Reservoir	
Period - From	28/09/2022	to	27/09/2023		Sc	ource	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.

Ade	dress 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



2/9 Loddon Avenue, Reservoir Vic 3073

Mc**Grath**

Allan Fang 0423522749 allanfang@mcgrath.com.au





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)



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

Agent Comments

Agent Comments



173 Boldrewood Pde RESERVOIR 3073 (REI)

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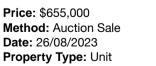
Price: \$670,000 Method: Auction Sale Date: 27/05/2023 Property Type: Townhouse (Res)



1/18g Purinuan Rd RESERVOIR 3073 (REI)



I) Agent Comments



Land Size: 233 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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