

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

2/15 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$550,250

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2020

to

30/09/2020

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	3/60 Dundee St RESERVOIR 3073	\$380,000	23/05/2020
2	5/165 Edwardes St RESERVOIR 3073	\$360,000	02/09/2020
3			

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:

17/11/2020 09:23



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
September quarter 2020: \$550,250

Comparable Properties



3/60 Dundee St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 23/05/2020
Rooms: 2
Property Type: Unit

5/165 Edwardes St RESERVOIR 3073 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 02/09/2020
Property Type: Strata Unit - Conjoined

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. These are the only two recent comparable sales for similar properties.