

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

3/91 Oconnor Court Reservoir VIC 3073

Indicative selling price

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

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2019

to

31 Jan 2020

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

3/17 Smith Street Reservoir VIC 3073	\$430,000	28-Oct-19
2/52 Barton Street Reservoir VIC 3073	\$455,000	03-Aug-19
2/6 Mack Street Reservoir VIC 3073	\$455,000	16-Oct-19

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: 10 February 2020



3/17 Smith Street Reservoir VIC 3073

2 1 1

Sold Price

\$430,000

Sold Date

28-Oct-19

Distance

1.62km



2/52 Barton Street Reservoir VIC 3073

2 1 1

Sold Price

\$455,000

Sold Date

03-Aug-19

Distance

0.46km



2/6 Mack Street Reservoir VIC 3073

- 1 1

Sold Price

Sold Date

16-Oct-19

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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