

## 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 2/8 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)

Single price \$570,000

#### Median sale price

Median price \$589,501 House Unit X Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 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	3/10 Smith St RESERVOIR 3073	\$585,000	20/04/2018
2	5/34 Ashley St RESERVOIR 3073	\$569,000	14/04/2018
3	1/17-19 Daventry St RESERVOIR 3073	\$543,000	24/02/2018

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.



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**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$570,000  
**Median Unit Price**  
March quarter 2018: \$589,501

## Comparable Properties



**3/10 Smith St RESERVOIR 3073 (REI)**

**Agent Comments**

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**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 20/04/2018  
**Rooms:** 3  
**Property Type:** Unit



**5/34 Ashley St RESERVOIR 3073 (REI)**

**Agent Comments**

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**Price:** \$569,000  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** -  
**Property Type:** Unit



**1/17-19 Daventry St RESERVOIR 3073 (REI/VG)** **Agent Comments**

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**Price:** \$543,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Unit