

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/7 O'CONNOR STREET RESERVOIR VIC 3073	\$537,500	28-Oct-23
2/10 BARRY STREET RESERVOIR VIC 3073	\$592,500	21-Oct-23
3/13 SUFFOLK STREET RESERVOIR VIC 3073	\$553,000	28-Sep-23

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: 21 March 2024



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**2/7 O'CONNOR STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$537,500** Sold Date **28-Oct-23**

Distance **0.12km**



**2/10 BARRY STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price **\$592,500** Sold Date **21-Oct-23**

Distance **0.14km**



**3/13 SUFFOLK STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price **\$553,000** Sold Date **28-Sep-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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