

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

2/32 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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 | 6/957-961 High St RESERVOIR 3073 | \$560,000 | 20/12/2024 |
| 2 | 4/58 St Vigeons Rd RESERVOIR 3073 | \$600,000 | 25/11/2024 |
| 3 | 3/15 Miranda Rd RESERVOIR 3073 | \$595,000 | 02/11/2024 |

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:

20/01/2025 09:45



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$575,000 - \$595,000

Median Unit Price

December quarter 2024: \$645,000

Comparable Properties



6/957-961 High St RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Sold Before Auction

Date: 20/12/2024

Property Type: Townhouse (Res)



4/58 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 25/11/2024

Property Type: Unit



3/15 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$595,000

Method: Auction Sale

Date: 02/11/2024

Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100