## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 78 O'Connor Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$888,000		&		\$948,000			
Median sale p	rice							
Median price	\$862,000	Pro	operty Type	Hou	ISE		Suburb	Reservoir
Period - From	01/07/2022	to	30/09/2022		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	16 Duffy St RESERVOIR 3073	\$957,000	01/10/2022
2	638 Gilbert Rd RESERVOIR 3073	\$940,000	01/10/2022
3	17 Cuthbert Rd RESERVOIR 3073	\$880,000	01/10/2022

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:

21/10/2022 11:54

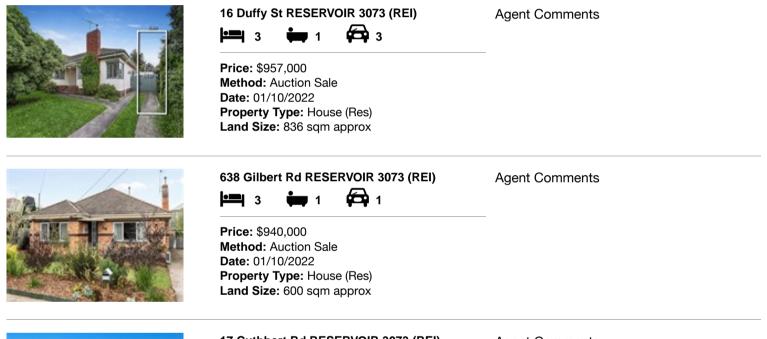






**Property Type:** Agent Comments Indicative Selling Price \$888,000 - \$948,000 Median House Price September quarter 2022: \$862,000

# **Comparable Properties**





17 Cuthbert Rd RESERVOIR 3073 (REI)

**6** 2



Price: \$880,000 Method: Auction Sale Date: 01/10/2022 Property Type: House (Res) Land Size: 659 sqm approx Agent Comments

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



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