

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

78 O'Connor Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$888,000 & \$948,000

Median sale price

Median price \$862,000 Property Type House Suburb Reservoir

Period - From 01/07/2022 to 30/09/2022 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	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



16 Duffy St RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$957,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 836 sqm approx



638 Gilbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$940,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 600 sqm approx



17 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

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