

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

Single price

\$579,000

Median sale price

Median price

\$676,444

Property Type

Townhouse

Suburb

Reservoir

Period - From

03/02/2024

to

02/02/2025

Source

Property Data

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	2/9 Smith St RESERVOIR 3073	\$555,000	31/12/2024
2	3/146-148 Hickford St RESERVOIR 3073	\$585,000	09/11/2024
3	2/8 Miranda Rd RESERVOIR 3073	\$565,000	22/08/2024

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:

03/02/2025 10:24



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$579,000

Median Townhouse Price

03/02/2024 - 02/02/2025: \$676,444

Comparable Properties



2/9 Smith St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$555,000

Method: Private Sale

Date: 31/12/2024

Property Type: Townhouse (Res)



3/146-148 Hickford St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$585,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)



2/8 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: Townhouse (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.