

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

4/35 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Other

Suburb

Reservoir

Period-from

01 Feb 2021

to

31 Jan 2022

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

73 McMahon Road Reservoir VIC 3073	\$1,000,000	14-Dec-21
4/16 Best Street Reservoir VIC 3073	\$895,000	30-Sep-21
1/108 McMahon Road Reservoir VIC 3073	\$867,000	06-Nov-21

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: 01 February 2022



73 McMahon Road Reservoir VIC 3073

 3  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **14-Dec-21**

Distance **1.36km**



4/16 Best Street Reservoir VIC 3073

 2  2  1

Sold Price ^{RS} **\$895,000** Sold Date **30-Sep-21**

Distance **0.47km**



1/108 McMahon Road Reservoir VIC 3073

 3  2  2

Sold Price **\$867,000** Sold Date **06-Nov-21**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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