

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

53 O'Connor Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$940,000 Property Type House Suburb Reservoir

Period - From 02/03/2021 to 01/03/2022 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	76 Orrong Av RESERVOIR 3073	\$870,000	13/12/2021
2	12 Landy St RESERVOIR 3073	\$870,000	03/11/2021
3	45 Kelsby St RESERVOIR 3073	\$797,000	21/12/2021

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:

02/03/2022 11:41



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
02/03/2021 - 01/03/2022: \$940,000

Comparable Properties



76 Orrong Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$870,000
Method: Sold Before Auction
Date: 13/12/2021
Rooms: 4
Property Type: House (Res)
Land Size: 654.50 sqm approx



12 Landy St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$870,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: House (Res)
Land Size: 574 sqm approx

45 Kelsby St RESERVOIR 3073 (VG)

Agent Comments



Price: \$797,000
Method: Sale
Date: 21/12/2021
Property Type: House - Duplex (Semi-detached)
Land Size: 491 sqm approx

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