

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

3/1 Odowd Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$620,500

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2023

to

30/06/2023

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	2/137 Hickford St RESERVOIR 3073	\$595,000	09/06/2023
2	3/38 Macartney St RESERVOIR 3073	\$580,000	28/04/2023
3	18 White St RESERVOIR 3073	\$557,000	09/08/2023

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:

21/08/2023 09:31

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Indicative Selling Price
\$570,000

Median Unit Price
June quarter 2023: \$620,500



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/137 Hickford St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Land Size: 151 sqm approx



3/38 Macartney St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 28/04/2023

Property Type: Townhouse (Single)

Land Size: 133 sqm approx



18 White St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$557,000

Method: Private Sale

Date: 09/08/2023

Property Type: Townhouse (Single)

Land Size: 138 sqm approx

Account - Love & Co