### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/1 O'dowd Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$520,000		&		\$570,000					
Median sale price										
Median price	\$613,750	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/36 Pickett St RESERVOIR 3073	\$560,000	26/08/2023
2	14/11-13 Ashley St RESERVOIR 3073	\$556,000	23/05/2023
3	5/13 Newton St RESERVOIR 3073	\$550,000	29/07/2023

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:

17/10/2023 10:24



# LOVE & CO





Property Type: Townhouse Agent Comments Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price September quarter 2023: \$613,750

## **Comparable Properties**



5/36 Pickett St RESERVOIR 3073 (REI)



Price: \$560,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res) Land Size: 116 sqm approx

14/11-13 Ashley St RESERVOIR 3073 (REI) Ag

Agent Comments

Agent Comments



Price: \$556,000 Method: Private Sale Date: 23/05/2023 Property Type: Townhouse (Single)

5/13 Newton St RESERVOIR 3073 (REI)



Agent Comments

Price: \$550,000 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Res)

Account - Love & Co



propertydata

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