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

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. 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.