

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

2/32 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price \$598,000

Median sale price

Median price \$678,944

Property Type Townhouse

Suburb Reservoir

Period - From 16/12/2023

to 15/12/2024

Source Property Data

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	4/58 St Vigeons Rd RESERVOIR 3073	\$600,000	25/11/2024
2	3/14 Nicholson Av RESERVOIR 3073	\$585,000	23/11/2024
3	3/146-148 Hickford St RESERVOIR 3073	\$585,000	09/11/2024

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:

16/12/2024 15:19



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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$598,000
Median Townhouse Price
16/12/2023 - 15/12/2024: \$678,944

Comparable Properties



4/58 St Vigeons Rd RESERVOIR 3073 (REI)

[Agent Comments](#)

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Price: \$600,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit



3/14 Nicholson Av RESERVOIR 3073 (REI)

[Agent Comments](#)

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Price: \$585,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit



3/146-148 Hickford St RESERVOIR 3073 (REI)

[Agent Comments](#)

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Price: \$585,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

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



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