

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

35 O'Connor Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$755,000 House X Unit Suburb Reservoir

Period - From 01/07/2018 to 30/09/2018 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	12 MacLagan Cr RESERVOIR 3073	\$920,000	22/08/2018
2	34 Kenilworth St RESERVOIR 3073	\$865,000	23/06/2018
3	97 Mcfadzean Av RESERVOIR 3073	\$840,000	06/10/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2018: \$755,000

Comparable Properties

12 MacLagan Cr RESERVOIR 3073 (VG)

Agent Comments



Price: \$920,000

Method: Sale

Date: 22/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 1009 sqm approx



34 Kenilworth St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$865,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 674 sqm approx

97 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 859 sqm approx