

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/32 OCONNOR STREET, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range:

\$690,000 to \$750,000

Median sale price

Median price

\$622,500

Property type

Unit


Suburb

RESERVOIR

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/8 BARRY ST, RESERVOIR, VIC 3073	\$710,000	29/06/2024
2/9 MCCRAE ST, RESERVOIR, VIC 3073	\$770,500	11/07/2024
1/11 MACLAGAN CRES, RESERVOIR, VIC 3073	**\$670,000	03/07/2024

This Statement of Information was prepared on:

16/10/2024