Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3/30 Orrong Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000
•	*		

Median sale price

Median price	\$645,000	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	25a Liston Av RESERVOIR 3073	\$705,000	29/01/2025
2	2/14 Nicholson Av RESERVOIR 3073	\$685,000	18/12/2024
3	2/74 Miranda Rd RESERVOIR 3073	\$668,000	07/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/02/2025 14:06













Property Type: Townhouse (Res) Land Size: 157 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** December quarter 2024: \$645,000

Comparable Properties



25a Liston Av RESERVOIR 3073 (REI)

Price: \$705,000 Method: Private Sale Date: 29/01/2025 Property Type: House **Agent Comments**



2/14 Nicholson Av RESERVOIR 3073 (REI/VG)







Agent Comments

Price: \$685,000 Method: Private Sale Date: 18/12/2024

Property Type: Townhouse (Single)



2/74 Miranda Rd RESERVOIR 3073 (REI/VG)

Price: \$668,000



Agent Comments

Method: Auction Sale Date: 07/12/2024 Property Type: Unit

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





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