

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

1/32 Loddon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2024

to 30/06/2024

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	Price	Date of sale
1	13/15 Chenies St RESERVOIR 3073	\$682,500	22/08/2024
2	6 Curtain St KINGSBURY 3083	\$765,000	03/08/2024
3	1/34 Ashton St RESERVOIR 3073	\$700,000	20/07/2024

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:

17/09/2024 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
June quarter 2024: \$630,000

Comparable Properties



13/15 Chenies St RESERVOIR 3073 (REI)

Agent Comments



Price: \$682,500
Method: Sold Before Auction
Date: 22/08/2024
Property Type: Townhouse (Res)



6 Curtain St KINGSBURY 3083 (REI)

Agent Comments



Price: \$765,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)
Land Size: 231 sqm approx



1/34 Ashton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)

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