

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

3/32 Loddon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$694,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2021

to

30/09/2021

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	3/43 Yarra Av RESERVOIR 3073	\$565,000	13/10/2021
2	3/8 Faye St RESERVOIR 3073	\$520,000	18/07/2021
3	5/159 North Rd RESERVOIR 3073	\$486,000	07/08/2021

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:

18/10/2021 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2021: \$694,000

Comparable Properties



3/43 Yarra Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 13/10/2021
Property Type: Unit



3/8 Faye St RESERVOIR 3073 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 18/07/2021
Property Type: Flat/Unit/Apartment (Res)



5/159 North Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$486,000
Method: Auction Sale
Date: 07/08/2021
Rooms: 4
Property Type: Unit

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