## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/32 Loddon Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$694,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/07/2021	to	30/09/2021		So	ource	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.

Add	dress 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



3/32 Loddon Avenue, Reservoir Vic 3073







**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)



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

Agent Comments

Agent Comments



3/8 Faye St RESERVOIR 3073 (VG) 6 2

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

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





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