

# 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

3/30 Orrong Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$655,000

### Median sale price

Median price

\$645,000

Property Type

Unit

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	Price	Date of sale
1	2/5 Smith St RESERVOIR 3073	\$650,000	14/12/2024
2	161 Boldrewood Pde RESERVOIR 3073	\$650,000	30/10/2024
3	3/41a Broadhurst Av RESERVOIR 3073	\$657,000	07/10/2024

**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:

31/03/2025 16:37



 3    2    1

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$655,000  
**Median Unit Price**  
December quarter 2024: \$645,000

## Comparable Properties



**2/5 Smith St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 14/12/2024  
**Property Type:** Unit



**161 Boldrewood Pde RESERVOIR 3073 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$650,000  
**Method:** Sale  
**Date:** 30/10/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single  
OYO Dwelling



**3/41a Broadhurst Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$657,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** Unit  
**Land Size:** 224 sqm approx

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