

# 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

1/122 Edwardes Street, Reservoir Vic 3073

### Indicative selling price

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

Range between

\$350,000

&

\$380,000

### 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	3/122 Edwardes St RESERVOIR 3073	\$367,500	31/08/2024
2	3/27 Elsey Rd RESERVOIR 3073	\$370,000	19/07/2024
3	3/15 Cheddar Rd RESERVOIR 3073	\$388,000	24/05/2024

**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:

16/09/2024 13:35

Eric Brown  
9480 2288  
0474 870 856  
eric.b@lovere.com.au



2   1   1

**Property Type:** Villa unit

Agent Comments

**Indicative Selling Price**  
\$350,000 - \$380,000  
**Median Unit Price**  
June quarter 2024: \$630,000

## Comparable Properties



3/122 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$367,500  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** Unit



3/27 Elsey Rd RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** Unit



3/15 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$388,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** Unit

Account - Love & Co