

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

2/91 Oconnor Court, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$470,000

Median sale price

Median price \$542,500

House

Unit

X

Suburb

Reservoir

Period - From 01/01/2019

to 31/03/2019

Source REIV

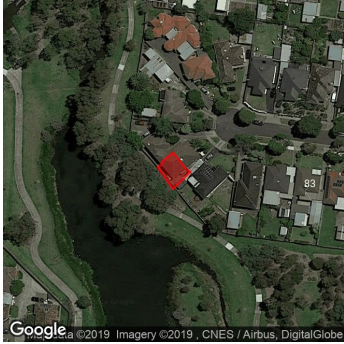
Comparable property sales (*Delete A or B below as applicable)

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	2/33 Ashley St RESERVOIR 3073	\$482,000	25/05/2019
2	4/34 Macartney St RESERVOIR 3073	\$457,500	18/05/2019
3	1/123 St Vigeons Rd RESERVOIR 3073	\$424,000	01/03/2019

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
March quarter 2019: \$542,500

Comparable Properties



2/33 Ashley St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$482,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Townhouse (Res)

4/34 Macartney St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$457,500
Method: Auction Sale
Date: 18/05/2019
Rooms: -
Property Type: Unit



1/123 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$424,000
Method: Private Sale
Date: 01/03/2019
Rooms: 5
Property Type: Unit
Land Size: 192 sqm approx