

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

8 Odowd Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$767,000

House

X

Unit

Suburb

Reservoir

Period - From

01/04/2018

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	44 Gloucester St RESERVOIR 3073	\$780,000	06/04/2019
2	58 Orrong Av RESERVOIR 3073	\$750,000	16/05/2019
3	52 Lane Cr RESERVOIR 3073	\$720,000	11/12/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 655 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending March 2019: \$767,000

Comparable Properties



44 Gloucester St RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$780,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 5
Property Type: House (Res)
Land Size: 565 sqm approx



58 Orrong Av RESERVOIR 3073 (REI)

Agent Comments

3 2 3

Price: \$750,000
Method: Private Sale
Date: 16/05/2019
Rooms: 5
Property Type: House
Land Size: 648 sqm approx



52 Lane Cr RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$720,000
Method: Private Sale
Date: 11/12/2018
Rooms: 3
Property Type: House (Res)
Land Size: 705 sqm approx