

## 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	2/7 Oconnor Street, Reservoir Vic 3073
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#### Indicative selling price

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

Single price	\$580,000
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#### Median sale price

Median price	\$846,000	House	X	Unit		Suburb	Reservoir
Period - From	01/04/2017	to	30/06/2017	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	4/41 Pickett St RESERVOIR 3073	\$580,000	09/09/2017
2	25 Fyfe St RESERVOIR 3073	\$575,000	27/05/2017
3	3/38 Macartney St RESERVOIR 3073	\$555,000	18/08/2017

**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:** Townhouse (Res)  
Agent Comments

**Indicative Selling Price**  
\$580,000

**Median House Price**  
June quarter 2017: \$846,000

## Comparable Properties



**4/41 Pickett St RESERVOIR 3073 (REI)**

Agent Comments

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**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**25 Fyfe St RESERVOIR 3073 (REI)**

Agent Comments

2   2   1

**Price:** \$575,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)

**3/38 Macartney St RESERVOIR 3073 (REI)**

Agent Comments

2   2   1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 18/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)