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	3/10 ODOWD STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$599,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jun 2022	to	31 May 2023	Source	Corelogic

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 6 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
1/21 TAMBO AVENUE RESERVOIR VIC 3073	$560,000	17-Mar-22
2A WHITELAW STREET RESERVOIR VIC 3073	$600,000	13-May-23
2/39 FORDHAM ROAD RESERVOIR VIC 3073	$595,000	15-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 13 June 2023

RT Edgar

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1/21 TAMBO AVENUE RESERVOIR VIC 3073

2 1 1

Sold Price **$560,000** Sold Date **17-Mar-22**

Distance **0.36km**



2A WHITELAW STREET RESERVOIR VIC 3073

2 1 1

Sold Price RS **$600,000** Sold Date **13-May-23**

Distance **0.37km**



2/39 FORDHAM ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$595,000** Sold Date **15-Mar-23**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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