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	3/30 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $655,000

Median sale price

Median price $645,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	2/5 Smith St RESERVOIR 3073	$650,000	14/12/2024
2	161 Boldrewood Pde RESERVOIR 3073	$650,000	30/10/2024
3	3/41a Broadhurst Av RESERVOIR 3073	$657,000	07/10/2024

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: 31/03/2025 16:37

3/30 Orrong Avenue, Reservoir Vic 3073

BARRYPLANT

3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$655,000
Median Unit Price
December quarter 2024: $645,000

Comparable Properties

2/5 Smith St RESERVOIR 3073 (REI/VG)

3 1 1

Price: $650,000
Method: Private Sale
Date: 14/12/2024
Property Type: Unit

Agent Comments

161 Boldrewood Pde RESERVOIR 3073 (VG)

3 - -

Price: $650,000
Method: Sale
Date: 30/10/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling

Agent Comments

3/41a Broadhurst Av RESERVOIR 3073 (REI/VG)

3 1 1

Price: $657,000
Method: Private Sale
Date: 07/10/2024
Property Type: Unit
Land Size: 224 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata .com.au

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