

# 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

2/71 Thackeray Road, Reservoir Vic 3073

### Indicative selling price

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

Range between \$730,000 & \$750,000

### Median sale price

Median price \$681,000 Property Type Townhouse Suburb Reservoir

Period - From 09/01/2023 to 08/01/2024 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	1/18 Kelsby St RESERVOIR 3073	\$757,000	09/12/2023
2	1/9 Tambo Av RESERVOIR 3073	\$740,000	16/12/2023
3	2/14 Kelsby St RESERVOIR 3073	\$735,000	07/12/2023

**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: 09/01/2024 12:50



 2    1    1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$730,000 - \$750,000

**Median Townhouse Price**

09/01/2023 - 08/01/2024: \$681,000

## Comparable Properties



**1/18 Kelsby St RESERVOIR 3073 (REI)**

Agent Comments

 2    1    1

**Price:** \$757,000

**Method:** Sold Before Auction

**Date:** 09/12/2023

**Property Type:** Townhouse (Res)



**1/9 Tambo Av RESERVOIR 3073 (REI)**

Agent Comments

 2    1    1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)



**2/14 Kelsby St RESERVOIR 3073 (REI)**

Agent Comments

 2    2    1

**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** Townhouse (Res)

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