

## 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

3/62 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/2 KYNETON AVENUE RESERVOIR VIC 3073	\$655,000	07-Dec-23
1/14 ALLENBY AVENUE RESERVOIR VIC 3073	\$740,000	11-Oct-23
1/73 HOWARD STREET RESERVOIR VIC 3073	-	30-Aug-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: 08 February 2024



**1/2 KYNETON AVENUE RESERVOIR VIC 3073** Sold Price

<sup>RS</sup> **\$655,000** Sold Date **07-Dec-23**

3 1 1

Distance **1.24km**



**1/14 ALLENBY AVENUE RESERVOIR VIC 3073**

Sold Price **\$740,000** Sold Date **11-Oct-23**

3 2 2

Distance **1.87km**



**1/73 HOWARD STREET RESERVOIR VIC 3073** Sold Price

- Sold Date **30-Aug-23**

3 1 1

Distance **0.19km**

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

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