

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

5 Tunaley Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price \$875,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	95 Royal Pde RESERVOIR 3073	\$700,000	01/05/2023
2	69 McMahon Rd RESERVOIR 3073	\$655,000	27/04/2023
3			

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:

12/09/2023 14:57



Property Type:

Agent Comments

Indicative Selling Price

\$660,000 - \$695,000

Median House Price

June quarter 2023: \$875,000

Comparable Properties



95 Royal Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 648 sqm approx



69 McMahon Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 27/04/2023

Property Type: House (Res)

Land Size: 595 sqm approx

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. Compared to a lot of the other homes that have sold, this house requires some updating and work therefore there haven't been too many homes sold similar to this.

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