Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Tunaley Parade, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$660,000		&		\$695,000			
Median sale pr	rice							
Median price	\$875,000	Pro	roperty Type Hous		se		Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



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.

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



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