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 64 Tracey Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$750,000		&		\$800,000					
Median sale price										
Median price	\$922,000	Pro	Property Type		House		Suburb	Reservoir		
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2 Mcfadzean Av RESERVOIR 3073	\$817,500	24/02/2024
2	160 Hughes Pde RESERVOIR 3073	\$800,000	10/11/2023
3	13 Tracey St RESERVOIR 3073	\$795,000	02/12/2023

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:

08/04/2024 09:25









Rooms: 6 Property Type: House Land Size: 605 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price December quarter 2023: \$922,000

Comparable Properties

	2 Mcfadzean Av RESERVOIR 3073 (REI) 3 1 2 Price: \$817,500 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res)	Agent Comments
Shara	 160 Hughes Pde RESERVOIR 3073 (VG) i 3 i 2 - i 2 - Price: \$800,000 Method: Sale Date: 10/11/2023 Property Type: House (Previously Occupied - Detached) Land Size: 516 sqm approx 	Agent Comments
	13 Tracey St RESERVOIR 3073 (REI/VG) 1 1 1 1 1 Price: \$795,000 Method: Auction Sale Date: 02/12/2023 Property Type: House Land Size: 925 sqm approx	Agent Comments

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



Propertydata

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