

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

64 Tracey Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	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:

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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)

Agent Comments



Price: \$817,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



160 Hughes Pde RESERVOIR 3073 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 10/11/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 516 sqm approx



13 Tracey St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House
Land Size: 925 sqm approx

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