

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

5/84 Tyler Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$550,250

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2020

to

30/09/2020

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	3/23 Milton Ct HEIDELBERG HEIGHTS 3081	\$716,000	21/05/2020
2	10/10 Crevelli St RESERVOIR 3073	\$705,000	08/07/2020
3	3/979-985 Plenty Rd KINGSBURY 3083	\$582,000	25/07/2020

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:

20/10/2020 18:16

 3
  2
  2

Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$630,000

Median Unit Price
 September quarter 2020: \$550,250

Comparable Properties

3/23 Milton Ct HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 3
  -
  -

Price: \$716,000
Method: Sale
Date: 21/05/2020
Property Type: Strata Unit/Flat

10/10 Crevelli St RESERVOIR 3073 (VG)

Agent Comments

 3
  -
  -

Price: \$705,000
Method: Sale
Date: 08/07/2020
Property Type: Strata Unit/Flat

3/979-985 Plenty Rd KINGSBURY 3083 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$582,000
Method: Sold Before Auction
Date: 25/07/2020
Rooms: 5
Property Type: Unit