## 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	6/89 Thackeray Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
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#### Median sale price

Median price	\$680,000	Pro	perty Type	Townhouse		Suburb	Reservoir
Period - From	17/04/2022	to	16/04/2023		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

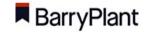
Add	dress of comparable property	Price	Date of sale
1	1/220 Elizabeth St COBURG NORTH 3058	\$735,000	25/03/2023
2	3/63 OConnor St RESERVOIR 3073	\$715,000	30/03/2023
3	3/2 Gilbank St RESERVOIR 3073	\$700,000	01/04/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2023 13:57









Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$750,000 **Median Townhouse Price** 17/04/2022 - 16/04/2023: \$680,000

# Comparable Properties



1/220 Elizabeth St COBURG NORTH 3058 (REI) Agent Comments

Price: \$735,000 Method: Private Sale Date: 25/03/2023

Rooms: 4

Property Type: Townhouse (Res)



3/63 OConnor St RESERVOIR 3073 (REI)

**-**2

Price: \$715,000 Method: Private Sale Date: 30/03/2023

Property Type: Townhouse (Single)

Agent Comments

3/2 Gilbank St RESERVOIR 3073 (REI)

**--** 2



Price: \$700.000 Method: Auction Sale Date: 01/04/2023

Property Type: Townhouse (Res)

Agent Comments

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



