

# 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

6/89 Thackeray Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$680,000

Property 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	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 comparable properties 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



 2    1    1

**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

 2    1    1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 25/03/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)



**3/63 OConnor St RESERVOIR 3073 (REI)**

Agent Comments

 2    2    1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Townhouse (Single)

**3/2 Gilbank St RESERVOIR 3073 (REI)**

Agent Comments

 2    2    2

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Townhouse (Res)