

# 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

10 Tunaley Parade, 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 & \$730,000

### Median sale price

Median price \$889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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.

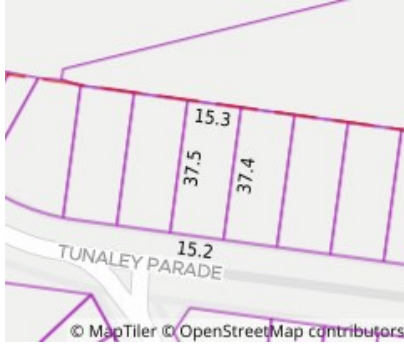
	Address of comparable property	Price	Date of sale
1	29 Cheddar Rd RESERVOIR 3073	\$785,000	22/02/2025
2	10 Lucille Av RESERVOIR 3073	\$709,000	21/12/2024
3	7 Keon Pde RESERVOIR 3073	\$755,000	23/11/2024

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:

26/02/2025 11:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$730,000  
**Median House Price**  
December quarter 2024: \$889,500

## Comparable Properties



**29 Cheddar Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx



**10 Lucille Av RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$709,000  
**Method:** Auction Sale  
**Date:** 21/12/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**7 Keon Pde RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx

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