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	10 Tunaley Parade, Reservoir Vic 3073
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Median sale price

Median price \$8	89,500	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

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

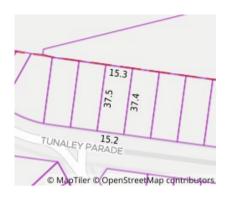
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

Comparable Properties



29 Cheddar Rd RESERVOIR 3073 (REI)

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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)

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Agent Comments

Price: \$709,000 Method: Auction Sale Date: 21/12/2024

Rooms: 6

Property Type: House (Res) **Land Size:** 585 sgm approx

7 Keon Pde RESERVOIR 3073 (REI/VG)

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Agent Comments



Price: \$755,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) **Land Size:** 574 sqm approx

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





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