

# 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

3/26 Tracey Street, 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 \$600,000 & \$660,000

### Median sale price

Median price \$620,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	2/166 Rathcown Rd RESERVOIR 3073	\$640,000	12/08/2023
2	2/29 Kelsby St RESERVOIR 3073	\$630,000	22/07/2023
3	43 Lockton Av RESERVOIR 3073	\$622,500	10/08/2023

**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:

29/08/2023 09:35



3   1   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

June quarter 2023: \$620,500

## Comparable Properties

**2/166 Rathcown Rd RESERVOIR 3073 (REI)**

**Agent Comments**

2   2   1

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Townhouse (Res)



**2/29 Kelsby St RESERVOIR 3073 (REI)**

**Agent Comments**

2   1   1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Rooms:** 4

**Property Type:** Unit



**43 Lockton Av RESERVOIR 3073 (REI)**

**Agent Comments**

3   1   2

**Price:** \$622,500

**Method:** Private Sale

**Date:** 10/08/2023

**Property Type:** House

**Land Size:** 533 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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