Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Tunaley Parade, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$710,000								
Median sale price									
Median price	\$871,750	Pro	operty Type Hou	ISE	Suburb	Reservoir			
Period - From	01/07/2023	to	30/09/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	176 Dunne St BUNDOORA 3083	\$710,000	07/10/2023
2			
3			

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:

15/10/2023 20:08









Property Type: Agent Comments Indicative Selling Price \$710,000 Median House Price September quarter 2023: \$871,750

Comparable Properties



176 Dunne St BUNDOORA 3083 (REI)

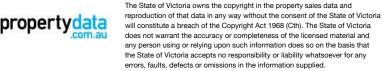


Price: \$710,000 Method: Auction Sale Date: 07/10/2023 Property Type: House Land Size: 539 sqm approx Agent Comments

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 is the most accurate sale to this home with similar land size and structure & condition

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.