## 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

17 TUNALEY PARADE RESERVOIR VIC 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$799,500	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$883,250	Prope	erty type	type Other		Suburb	Reservoir
Period-from	01 Jun 2022	to	31 May 2	2023	Source		Corelogic

#### 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 6 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
4/150 SPRING STREET RESERVOIR VIC 3073	\$900,000	30-May-23
4/35 O'CONNOR STREET RESERVOIR VIC 3073	\$891,000	22-Feb-22
1/24 HAIG STREET RESERVOIR VIC 3073	\$880,000	25-Nov-22

#### 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 6 months.

This Statement of Information was prepared on: 22 June 2023





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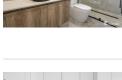
4/150 SPRING STREET RESERVOIR Sold Price VIC 3073

⇔ 2

RS \$900,000 Sold Date 30-May-23

Distance

3.82km



4/35 O'CONNOR STREET

Sold Price

**\$891,000** Sold Date **22-Feb-22** 

Distance

**RESERVOIR VIC 3073** 

**=** 2 ₽ 2

₩ 3

**4** 

2.71km



1/24 HAIG STREET RESERVOIR VIC Sold Price 3073

**■** 3 ₾ 2 ⇔ 3 \$880,000 Sold Date 25-Nov-22

Distance 4.47km

**RS** = Recent sale

UN = Undisclosed Sale

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