

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,250

Property type

Other

Suburb

Reservoir

Period-from

01 Jun 2022

to

31 May 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



4/150 SPRING STREET RESERVOIR VIC 3073

Sold Price

^{RS} **\$900,000** Sold Date **30-May-23**
 4  3  2

Distance **3.82km**


4/35 O'CONNOR STREET RESERVOIR VIC 3073

Sold Price

\$891,000 Sold Date **22-Feb-22**
 2  2  1

Distance **2.71km**


1/24 HAIG STREET RESERVOIR VIC 3073

Sold Price

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

Distance **4.47km**
RS = Recent sale

UN = Undisclosed Sale

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