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 2/71 Thackeray Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$730,000		&		\$750,000				
Median sale price									
Median price	\$681,000	Pro	operty Type	Том	nhouse		Suburb	Reservoir	
Period - From	09/01/2023	to	08/01/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/18 Kelsby St RESERVOIR 3073	\$757,000	09/12/2023
2	1/9 Tambo Av RESERVOIR 3073	\$740,000	16/12/2023
3	2/14 Kelsby St RESERVOIR 3073	\$735,000	07/12/2023

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:

09/01/2024 12:50









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$730,000 - \$750,000 Median Townhouse Price 09/01/2023 - 08/01/2024: \$681,000

Comparable Properties



1/18 Kelsby St RESERVOIR 3073 (REI)



Price: \$757,000 Method: Sold Before Auction Date: 09/12/2023 Property Type: Townhouse (Res) Agent Comments



1/9 Tambo Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$740,000 Method: Auction Sale Date: 16/12/2023 Property Type: Townhouse (Res)



2/14 Kelsby St RESERVOIR 3073 (REI)

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Agent Comments

Price: \$735,000 Method: Sold Before Auction Date: 07/12/2023 Property Type: Townhouse (Res)

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





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