

# 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

41 Tunaley Parade, 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

\$730,000

&

\$800,000

### Median sale price

Median price

\$841,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2020

to

31/12/2020

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	82 Lloyd Av RESERVOIR 3073	\$765,000	18/08/2020
2	14 Teresa Ct RESERVOIR 3073	\$760,000	19/10/2020
3	21 Landbury Rd BUNDOORA 3083	\$732,000	05/12/2020

**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:

22/01/2021 12:15



 3  1  2

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**

\$730,000 - \$800,000

**Median House Price**

December quarter 2020: \$841,500

A magnificent 3 Bedroom home with 3 Large Living Areas to accommodate the astute buyer - with a gracious size block of land and with garages and verandas to accommodate up to 6 cars. Also able to place 2 units or Town Houses ( STCA) with a great entertainers home layout... this is a MUST BUY!!

## Comparable Properties



**82 Lloyd Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 18/08/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 540 sqm approx



**14 Teresa Ct RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 19/10/2020

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



**21 Landbury Rd BUNDOORA 3083 (REI)**

Agent Comments

 3  2  3

**Price:** \$732,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 539 sqm approx