## 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

2/62 Thackeray Road, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2021	to	30/06/2021		So	urce	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	2/93 Delaware St RESERVOIR 3073	\$647,000	22/05/2021
2	6/32-34 Thackeray Rd RESERVOIR 3073	\$640,500	03/07/2021
3	3/79 Southernhay St RESERVOIR 3073	\$620,000	11/05/2021

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:

01/10/2021 14:27



2/62 Thackeray Road, Reservoir Vic 3073







Rooms: 4 Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price June quarter 2021: \$650,000

# **Comparable Properties**



2/93 Delaware St RESERVOIR 3073 (REI/VG)



Price: \$647,000 Method: Auction Sale Date: 22/05/2021 Property Type: Unit



6/32-34 Thackeray Rd RESERVOIR 3073 (REI) Agent Comments



Price: \$640,500 Method: Auction Sale Date: 03/07/2021 Property Type: Unit

2

3/79 Southernhay St RESERVOIR 3073 (VG)

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Agent Comments

Agent Comments



Price: \$620,000 Method: Sale Date: 11/05/2021 Property Type: Strata Unit - Conjoined

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



propertydata

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