### 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

1/86 Tyler Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$760,000		&		\$820,000			
Median sale p	rice							
Median price	\$567,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2019	to	31/03/2020		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.

Add	dress of comparable property	Price	Date of sale
1	2/268 Wood St PRESTON 3072	\$770,000	29/04/2020
2	8/100 Albert St PRESTON 3072	\$690,000	02/04/2020
3	4/84 Tyler St RESERVOIR 3073	\$613,000	27/04/2020

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.

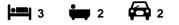
This Statement of Information was prepared on:

18/06/2020 14:42



# Harcourts Rata & Co

Tony Lombardi 0433 223 278 tony.lombardi@rataandco.com.au



**Property Type:** Town House Agent Comments Brand New - Street Front Indicative Selling Price \$760,000 - \$820,000 Median Unit Price Year ending March 2020: \$567,500

## **Comparable Properties**





2/268 Wood St PRESTON 3072 (REI)

Price: \$770,000 Method: Private Sale Date: 29/04/2020 Rooms: 6 Property Type: Townhouse (Res) Land Size: 161 sqm approx

8/100 Albert St PRESTON 3072 (REI)



Price: \$690,000 Method: Private Sale Date: 02/04/2020 Property Type: Townhouse (Res)

4/84 Tyler St RESERVOIR 3073 (VG)



Price: \$613,000 Method: Sale Date: 27/04/2020 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.