

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 consumer.vic.gov.au/underquoting

Range between \$760,000

&

\$820,000

Median sale price

Median price \$567,500

Property Type Unit

Suburb Reservoir

Period - From 01/04/2019

to 31/03/2020

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	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



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)

Agent Comments



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)

Agent Comments



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

4/84 Tyler St RESERVOIR 3073 (VG)

Agent Comments



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