# 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

4/84 TYLER STREET RESERVOIR VIC 3073

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	3080 000	&	\$730,000		
<b>Median sale price</b> (*Delete house or unit as applicable)							
Median Price	\$900,000	Property type	House	Suburb	Reservoir		

28 Feb 2025

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2024

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
1/46 NEWTON STREET RESERVOIR VIC 3073	770000	18-Dec-24
8B CREVELLI STREET RESERVOIR VIC 3073	685000	21-Jan-25
1/26 THACKERAY ROAD RESERVOIR VIC 3073	770000	09-Jan-25

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 6 months.

This Statement of Information was prepared on: 31 March 2025



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Jim Dimitry Kapotis

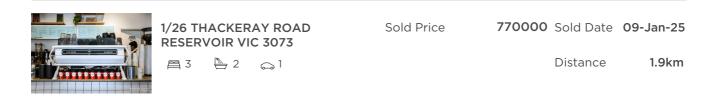
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1/46 NEWTON VIC 3073	STREET RESERVOIR Sold Price	770000 Sold Date	18-Dec-24
📇 3 👆 2	<u>⇔</u> 2	Distance	0.67km



10000	8B CREVELLI STREET RESERVOIR VIC 3073			Sold Price	685000	Sold Date	21-Jan-25
	<b>=</b> 3	2	<b>⇔</b> -			Distance	0.03km



RS = Recent sale UN = Undisclosed Sale

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