

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

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

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

| | | |
|--|--------|-----------|
| 1/46 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.~~

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Jim Dimitry Kapotis
P 0397318888
M 0438018683
E jkapotis@barryplant.com.au



1/46 NEWTON STREET RESERVOIR VIC 3073 Sold Price

770000 Sold Date **18-Dec-24**

 3  2  2

Distance **0.67km**



8B CREVELLI STREET RESERVOIR VIC 3073 Sold Price

685000 Sold Date **21-Jan-25**

 3  2  -

Distance **0.03km**



1/26 THACKERAY ROAD RESERVOIR VIC 3073 Sold Price

770000 Sold Date **09-Jan-25**

 3  2  1

Distance **1.9km**

RS = Recent sale **UN** = Undisclosed Sale

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