

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

33 Tracey Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$841,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2020

to

31/12/2020

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	117 Mcfadzean Av RESERVOIR 3073	\$895,000	19/12/2020
2	50 Dredge St RESERVOIR 3073	\$865,000	28/11/2020
3	1 Merrilands Rd RESERVOIR 3073	\$835,000	06/02/2021

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:

09/02/2021 12:26



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2020: \$841,500

Comparable Properties

117 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$895,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 830 sqm approx

50 Dredge St RESERVOIR 3073 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 28/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 877 sqm approx



1 Merrilands Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 06/02/2021
Rooms: 7
Property Type: House (Res)
Land Size: 766 sqm approx