

Statement of Information

Section 47AF of the Estate Agents Act 1980

Unit offered for sale 2,6&7/8-10 Thackeray Road, RESERVOIR 3073

Indicative selling price

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

Unit 2	Range \$560,000 - \$590,000
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Unit 6	Range \$600,000 - \$630,000
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Unit 7	Range \$600,000 - \$630,000
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Suburb unit median sale price

Median **Unit** for **RESERVOIR** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$512,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Unit 2

3/35 Cheddar Road,
RESERVOIR 3073

Price **\$555,000** Sold 02
August 2019

27 Loddon Avenue,
RESERVOIR 3073

Price **\$570,000** Sold 23 July
2019

62 Rathcoun Road,
RESERVOIR 3073

Price **\$550,500** Sold 12 April
2019

Unit 6

5 Cuthbert Road,
RESERVOIR 3073

Price **\$600,000** Sold 30 May
2019

3/154 North Road

Price **\$527,000** Sold 12 May
2019

Unit

2 beds

1 baths

1 parking

Ray White Reservoir

286 Broadway,
Reservoir VIC 3073

Contact agents

 **Joseph Kurban**
Ray White

0487016 433
joseph.kurban@raywhite.com



Arthur Mitsinikos
Ray White

(03) 9462 2922
0400 306 939
arthur.mitsinikos@raywhite.com



5/157 North Road,
RESERVOIR 30 73

Price ~~\$527,000~~ Sold 18 May
2019

2/14 White law Street,
RESERVOIR 30 73

Price **\$580,000** Sold 15 June
2019

Unit 7

4/7 Dundee Street,
RESERVOIR 30 73

Price **\$610,000** Sold 17 May
2019

2/14 Kelsby Street,
RESERVOIR 30 73

Price **\$602,000** Sold 02
April 2019

3/14 Kelsby Street,
RESERVOIR 30 73

Price **\$604,000** Sold 27
March 2019

This Statement of Information was prepared on 20th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.