

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 80 Tyler Street, Reservoir 3073

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Type B, 3 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space	\$*	Or range between	\$713,890	&	\$726,880
Type C, 3 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space	\$*725,880	Or range between	\$*	&	
Type D, 4 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space	\$*	Or range between	\$721,880	&	\$737,980
Type G, 3 Bedrooms, 2 Bathrooms, 2 Car Garage	\$*	Or range between	\$*593,980	&	\$629,980
Type H, 3 Bedrooms, 2 Bathrooms, 2 Car Garage	\$*829,980	Or range between	\$*	&	\$
Type I, 3 Bedrooms, 2 Bathrooms, 2 Car Garage	\$*646,980	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$528,750 Suburb Reservoir

Period - From June 2017 To August 2017 Source REIV

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

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE B, 3 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space Lot 10, 11, 14, 16	83A Tyler Street Preston	\$680,000	25.5.17
	2/7 Oak Street Preston	\$660,000	3.6.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE C, 3 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space Lot 27	83A Tyler Street Preston	\$680,000	25.5.17
	2/7 Oak Street Preston	\$660,000	3.6.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE D, 4 Bedrooms, 2 Bathrooms, 1 Car Garage, 1 Car space Lot 4, 5, 8, 9, 12, 13	83A Tyler Street Preston	\$680,000	25.5.17
	2/7 Oak Street Preston	\$660,000	3.6.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE G, 3 Bedrooms, 2 Bathrooms, 2 Car Garage Lot 48, 49, 50, 51, 52, 53, 60, 61	83A Tyler Street Preston	\$680,000	25.5.17
	4/213-215 Albert St RESERVOIR 3073	\$600,000	1.7.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE H, 3 Bedrooms, 2 Bathrooms, 2 Car Garage Lot 46	83A Tyler Street Preston	\$680,000	25.5.17
	2/7 Oak Street Preston	\$660,000	3.6.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

<b>Unit type or class</b>	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
TYPE I, 3 Bedrooms, 2 Bathrooms, 2 Car Garage Lot 54	83A Tyler Street Preston	\$680,000	25.5.17
	4/213-215 Albert St RESERVOIR 3073	\$600,000	1.7.17
	2/6 Faye St RESERVOIR 3073 VIC	\$645,000	30.5.17

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.