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

28 Hobbs Crescent, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,000,000		&		\$1,050,0	00		
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	60 Allenby Av RESERVOIR 3073	\$1,085,000	15/01/2024
2	53 St Vigeons Rd RESERVOIR 3073	\$1,070,000	16/12/2023
3	175 Broadway RESERVOIR 3073	\$1,020,000	02/03/2024

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:

24/04/2024 11:20









Rooms: 5 Property Type: House (Res) Land Size: 920 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,050,000 Median House Price March quarter 2024: \$950,000

Comparable Properties

	60 Allenby Av RESERVOIR 3073 (VG) === 3	Agent Comments
sahara	Price: \$1,085,000 Method: Sale Date: 15/01/2024 Property Type: House (Previously Occupied - Detached) Land Size: 739 sqm approx	-
TECHNIN	53 St Vigeons Rd RESERVOIR 3073 (REI/VG)	Agent Comments
	Price: \$1,070,000 Method: Auction Sale	
2	Date: 16/12/2023 Property Type: House (Res) Land Size: 892 sqm approx	
	175 Broadway RESERVOIR 3073 (REI)	Agent Comments
		-
	Price: \$1,020,000 Method: Auction Sale	
A DECIDENT AND A DECIDENT	Date: 02/03/2024	
and all all and	Rooms: 5	
and the second se	Property Type: House (Res) Land Size: 691 sqm approx	





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