

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$950,000

Property Type House

Suburb Reservoir

Period - From 01/01/2024

to

31/03/2024

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	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



 3    1    2

**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)**

Agent Comments

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**Price:** \$1,085,000  
**Method:** Sale  
**Date:** 15/01/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 739 sqm approx



**53 St Vigeons Rd RESERVOIR 3073 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx



**175 Broadway RESERVOIR 3073 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100