

## 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	15 LANE CRESCENT RESERVOIR VIC 3073
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## Indicative selling price

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

Single-Price		or range between	\$720,000	&	\$790,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$900,000	Property type	House	Suburb	Reservoir
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

## 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 6 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
124 BROADWAY RESERVOIR VIC 3073	\$720,000	09-Jun-23
65 YARRA AVENUE RESERVOIR VIC 3073	\$772,500	11-Mar-23
5 STRATHMERTON STREET RESERVOIR VIC 3073	\$740,500	15-Mar-23

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 6 months.

This Statement of Information was prepared on: 26 August 2024

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

# CoreLogic

Lars Latkoski

M 0400204636

E lars.latkoski@tgr.rh.com.au



**124 BROADWAY RESERVOIR VIC 3073**

RS 3 UN 1 UN 3

Sold Price **\$720,000** Sold Date **09-Jun-23**

Distance **0.41km**



**65 YARRA AVENUE RESERVOIR VIC 3073**

RS 3 UN 1 UN 1

Sold Price **\$772,500** Sold Date **11-Mar-23**

Distance **0.48km**



**5 STRATHMERTON STREET RESERVOIR VIC 3073**

RS 3 UN 2 UN 3

Sold Price **\$740,500** Sold Date **15-Mar-23**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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