

# 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

2/50 Lane Crescent, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000

&

\$522,500

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2019

to

30/06/2020

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	2/59 Whitelaw St RESERVOIR 3073	\$559,000	01/08/2020
2	2/125 St Vigeons Rd RESERVOIR 3073	\$535,000	07/08/2020
3	4/8 Miranda Rd RESERVOIR 3073	\$485,000	20/06/2020

**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:

06/10/2020 12:59



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$475,000 - \$522,500

**Median Unit Price**

Year ending June 2020: \$580,000

## Comparable Properties

**2/59 Whitelaw St RESERVOIR 3073 (REI/VG)**

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Agent Comments

Larger 2nd bedroom and dining

**Price:** \$559,000

**Method:** Auction Sale

**Date:** 01/08/2020

**Property Type:** Townhouse (Res)



**2/125 St Vigeons Rd RESERVOIR 3073 (REI)**

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Agent Comments

Larger 2nd bedroom and dining

**Price:** \$535,000

**Method:** Auction Sale

**Date:** 07/08/2020

**Rooms:** 3

**Property Type:** Townhouse (Res)



**4/8 Miranda Rd RESERVOIR 3073 (REI/VG)**

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Agent Comments

Slightly larger 2nd bedroom

**Price:** \$485,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 96 sqm approx