

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

2/32 Crookston Road Reservoir VIC 3073

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/191 Purinuan Road Reservoir VIC 3073	\$590,000	26-Nov-20
2/84 Rathcown Road Reservoir VIC 3073	\$620,000	20-Nov-20
2/11 Storey Road Reservoir VIC 3073	\$627,500	26-Nov-20

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: 15 March 2021

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3/191 Purinuan Road Reservoir VIC 3073

Sold Price

\$590,000

Sold Date **26-Nov-20**

 2  1  1

Distance **0.78km**



2/84 Rathcown Road Reservoir VIC 3073

Sold Price

\$620,000

Sold Date **20-Nov-20**

 2  1  -

Distance **0.25km**



2/11 Storey Road Reservoir VIC 3073

Sold Price

\$627,500

Sold Date **26-Nov-20**

 2  1  1

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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