

## 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

24 MacLagan 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2020

to

31 Oct 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

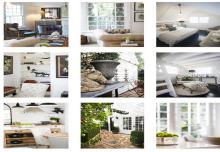
Date of sale

2/106 Crookston Road Reservoir VIC 3073	\$830,000	22-Oct-21
1/117 Rathcown Road Reservoir VIC 3073	\$760,000	18-May-21
21 Lawson Street Reservoir VIC 3073	\$700,000	15-May-21

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: 10 November 2021



**2/106 Crookston Road Reservoir VIC 3073**

 2  2  2

Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **22-Oct-21**

Distance **0.58km**



**1/117 Rathcown Road Reservoir VIC 3073**

 2  1  1

Sold Price **\$760,000** Sold Date **18-May-21**

Distance **1.18km**



**21 Lawson Street Reservoir VIC 3073**

 2  1  1

Sold Price **\$700,000** Sold Date **15-May-21**

Distance **1.45km**

**RS** = Recent sale **UN** = Undisclosed Sale

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