

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

38b Crookston Road, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$820,000

Median sale price

Median price \$644,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2022

to 31/03/2022

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	1/104 McMahon Rd RESERVOIR 3073	\$806,000	26/03/2022
2	20b Pickett St RESERVOIR 3073	\$780,000	06/02/2022
3	1A Elizabeth Ct RESERVOIR 3073	\$750,000	05/03/2022

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:

16/05/2022 11:14



 3  2  2

Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 215 sqms sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

March quarter 2022: \$644,500

Comparable Properties

1/104 McMahon Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$806,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Townhouse (Res)

20b Pickett St RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$780,000

Method: Sale

Date: 06/02/2022

Property Type: Townhouse (Conjoined)

1A Elizabeth Ct RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

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