

## 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

1/48 CROOKSTON ROAD 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2021

to

28 Feb 2022

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

19 EVANS CRESCENT RESERVOIR VIC 3073	\$580,000	11-Dec-21
2/126 PURINUAN ROAD RESERVOIR VIC 3073	\$607,500	05-Mar-22
1/158 RATHCOWN ROAD RESERVOIR VIC 3073	\$640,000	07-Dec-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: 29 March 2022



**19 EVANS CRESCENT RESERVOIR  
VIC 3073**

 3  1  1

Sold Price

**\$580,000**

Sold Date

**11-Dec-21**

Distance

**0.61km**



**2/126 PURINUAN ROAD  
RESERVOIR VIC 3073**

 2  1  1

Sold Price

<sup>RS</sup> **\$607,500**

Sold Date

**05-Mar-22**

Distance

**0.25km**



**1/158 RATHCOWN ROAD  
RESERVOIR VIC 3073**

 2  2  1

Sold Price

**\$640,000**

Sold Date

**07-Dec-21**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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