

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

62 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$820,500

House

X

Unit

Suburb

Reservoir

Period - From 01/04/2018

to

30/06/2018

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	28 Lane Cr RESERVOIR 3073	\$897,500	07/02/2018
2	4 Clements Gr RESERVOIR 3073	\$880,000	16/02/2018
3	58 Yarra Av RESERVOIR 3073	\$790,000	23/06/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 747 sqm approx

Agent Comments

Indicative Selling Price

\$825,000

Median House Price

June quarter 2018: \$820,500

Comparable Properties

**28 Lane Cr RESERVOIR 3073 (VG)**

Agent Comments

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Price: \$897,500**Method:** Sale**Date:** 07/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 650 sqm approx**4 Clements Gr RESERVOIR 3073 (REI/VG)**

Agent Comments

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Price: \$880,000**Method:** Sold Before Auction**Date:** 16/02/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 697 sqm approx**58 Yarra Av RESERVOIR 3073 (REI)**

Agent Comments

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Price: \$790,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 703 sqm approx