

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

77 Lane Crescent, Reservoir Vic 3073

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$841,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2020

to

31/12/2020

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.

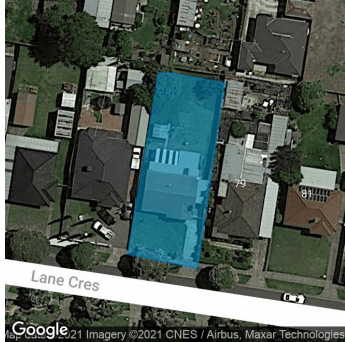
	Address of comparable property	Price	Date of sale
1	55 Fordham Rd RESERVOIR 3073	\$825,000	23/12/2020
2	2 Carrol St RESERVOIR 3073	\$822,000	21/11/2020
3	18 Whitelaw St RESERVOIR 3073	\$810,000	07/12/2020

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:

16/03/2021 09:21



 4  1  1

Property Type: House (Res)

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median House Price

December quarter 2020: \$841,500

Comparable Properties



55 Fordham Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$825,000

Method: Private Sale

Date: 23/12/2020

Property Type: House

Land Size: 643 sqm approx



2 Carrol St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$822,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 601 sqm approx



18 Whitelaw St RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$810,000

Method: Sale

Date: 07/12/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx