

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 52 Lane Crescent, Reservoir Vic 3073

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$755,000 House X Unit Suburb Reservoir

Period - From 01/07/2018 to 30/09/2018 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	39 St Vigeons Rd RESERVOIR 3073	\$750,000	24/09/2018
2	48 Whitelaw St RESERVOIR 3073	\$737,000	30/06/2018
3	36 Lane Cr RESERVOIR 3073	\$720,000	04/08/2018

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.



Rooms:
Property Type:
Land Size: 705 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000
Median House Price
 September quarter 2018: \$755,000

Comparable Properties



39 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 24/09/2018
Rooms: 4
Property Type: House
Land Size: 743 sqm approx



48 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments



Price: \$737,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 712 sqm approx

36 Lane Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx