

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

2/1 Moore Crescent, Reservoir Vic 3073

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$678,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

19/12/2022

to

18/12/2023

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	2h Best St RESERVOIR 3073	\$705,000	01/07/2023
2	3/23 Willoughby St RESERVOIR 3073	\$700,000	03/11/2023
3	2c Best St RESERVOIR 3073	\$643,000	04/10/2023

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:

19/12/2023 14:15

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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000

Median Townhouse Price

19/12/2022 - 18/12/2023: \$678,000

Comparable Properties

2h Best St RESERVOIR 3073 (REI/VG)

Agent Comments

2 2 1

Price: \$705,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 115 sqm approx

3/23 Willoughby St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 03/11/2023

Property Type: Townhouse (Res)

2c Best St RESERVOIR 3073 (VG)

Agent Comments

2 - -

Price: \$643,000

Method: Sale

Date: 04/10/2023

Property Type: Townhouse (Conjoined)