

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

10/10 Crevelli Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$726,880

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/01/2020

to

31/03/2020

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	2/268 Wood St PRESTON 3072	\$770,000	29/04/2020
2	50 Kathleen St PRESTON 3072	\$700,000	21/03/2020
3	8/100 Albert St PRESTON 3072	\$690,000	02/04/2020

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:

02/06/2020 09:55

 3
  2
  2
Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$726,880

Median Unit Price

March quarter 2020: \$560,000

Comparable Properties

**2/268 Wood St PRESTON 3072 (REI)**

Agent Comments

 3
  1
  1
Price: \$770,000**Method:** Private Sale**Date:** 29/04/2020**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 161 sqm approx**50 Kathleen St PRESTON 3072 (REI/VG)**

Agent Comments

 3
  1
  2
Price: \$700,000**Method:** Auction Sale**Date:** 21/03/2020**Property Type:** Townhouse (Res)**8/100 Albert St PRESTON 3072 (REI)**

Agent Comments

 3
  2
  1
Price: \$690,000**Method:** Private Sale**Date:** 02/04/2020**Property Type:** Townhouse (Res)