

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

4/5 Crabtree Court, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000

&

\$580,000

Median sale price

Median price \$694,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2021

to

30/09/2021

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.

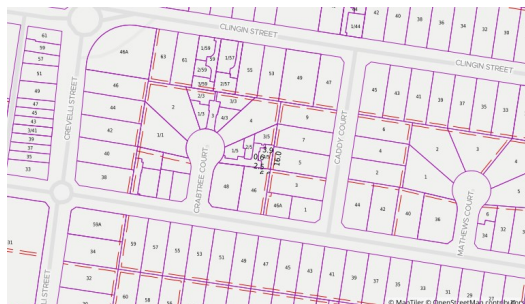
	Address of comparable property	Price	Date of sale
1	3/4 Faye St RESERVOIR 3073	\$590,000	21/08/2021
2	3/43 Yarra Av RESERVOIR 3073	\$565,000	13/10/2021
3	3/3 Arcadia Av RESERVOIR 3073	\$555,000	20/10/2021

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:

05/11/2021 13:10



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

September quarter 2021: \$694,000

Comparable Properties



3/4 Faye St RESERVOIR 3073 (REI/VG)

Agent Comments

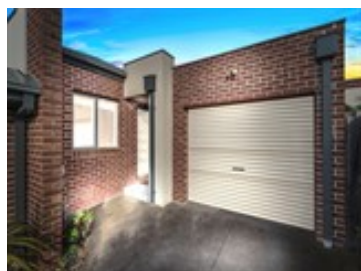
 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 21/08/2021

Property Type: Unit



3/43 Yarra Av RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$565,000

Method: Private Sale

Date: 13/10/2021

Property Type: Unit



3/3 Arcadia Av RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$555,000

Method: Auction Sale

Date: 20/10/2021

Property Type: Unit