

# 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

2/54 Lane Crescent, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$420,000

### Median sale price

Median price \$634,500

Property Type Unit

Suburb Reservoir

Period - From 20/10/2020

to 19/10/2021

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	4/59 Cheddar Rd RESERVOIR 3073	\$426,000	07/06/2021
2	5/25 Crookston Rd RESERVOIR 3073	\$420,000	07/06/2021
3	2/50 Whitelaw St RESERVOIR 3073	\$405,000	05/10/2021

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:

20/10/2021 12:41



**Rooms:** 3  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$385,000 - \$420,000  
**Median Unit Price**  
20/10/2020 - 19/10/2021: \$634,500

## Comparable Properties

### 4/59 Cheddar Rd RESERVOIR 3073 (REI/VG)

**Agent Comments**



**Price:** \$426,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2021  
**Property Type:** Unit

### 5/25 Crookston Rd RESERVOIR 3073 (REI/VG)

**Agent Comments**



**Price:** \$420,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2021  
**Property Type:** Unit



### 2/50 Whitelaw St RESERVOIR 3073 (REI)

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 05/10/2021  
**Property Type:** Unit

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100