Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	1/2 Croft Crescent, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

114.190 201.1001 47.00,000	Range between	\$760,000	&	\$790,000
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Median sale price

Median price	\$613,500	Pro	pperty Type Uni	t		Suburb	Reservoir
Period - From	01/01/2023	to	31/03/2023	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/63 OConnor St RESERVOIR 3073	\$825,000	16/12/2022
2	2/203 Purinuan Rd RESERVOIR 3073	\$824,000	25/03/2023
3	3/203 Purinuan Rd RESERVOIR 3073	\$745,000	17/04/2023

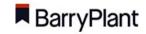
OR

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:	30/05/2023 10:40



Date of sale







Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$760,000 - \$790,000 Median Unit Price March quarter 2023: \$613,500

These are the 3 most comparable properties.

Comparable Properties



1/63 OConnor St RESERVOIR 3073 (REI/VG)

Price: \$825,000 Method: Private Sale Date: 16/12/2022

Property Type: Townhouse (Single)

Agent Comments

2/203 Purinuan Rd RESERVOIR 3073 (REI)

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Price: \$824,000 Method: Auction Sale Date: 25/03/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

3/203 Purinuan Rd RESERVOIR 3073 (REI/VG)

1 3 **1** 2 **6**

Price: \$745,000 **Method:** Private Sale **Date:** 17/04/2023

Property Type: Townhouse (Res)

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



