

# 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

1/2 Croft 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 \$760,000

&

\$790,000

### Median sale price

Median price \$613,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2023

to

31/03/2023

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	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



 3   
  2   
  2

**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 O'Connor St RESERVOIR 3073 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 16/12/2022

**Property Type:** Townhouse (Single)

**2/203 Purinuan Rd RESERVOIR 3073 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$824,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Townhouse (Res)

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

Agent Comments

 3   
  2   
  2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 17/04/2023

**Property Type:** Townhouse (Res)