

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

1/4 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$577,500

Property Type Unit

Suburb Reservoir

Period - From 01/10/2019

to

30/09/2020

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	1/48 Miranda Rd RESERVOIR 3073	\$750,000	13/11/2020
2	2/64 Darebin Blvd RESERVOIR 3073	\$705,000	14/09/2020
3	1/59 Whitelaw St RESERVOIR 3073	\$670,000	05/11/2020

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:

27/11/2020 15:57

1/4 Crookston Road, Reservoir Vic 3073

COLLINGS

Christian Gravias

9486 2000

0424 647 353

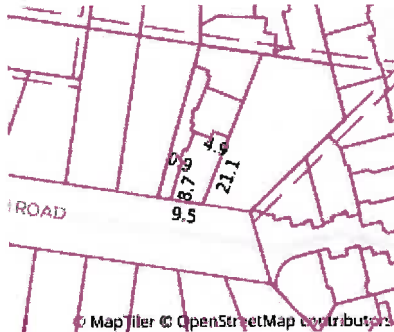
cg@collings.com.au

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending September 2020: \$577,500



 3  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

1/48 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$750,000

Method: Sold Before Auction

Date: 13/11/2020

Rooms: 5

Property Type: Townhouse (Res)

2/64 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$705,000

Method: Private Sale

Date: 14/09/2020

Property Type: Townhouse (Res)

1/59 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$670,000

Method: Sold Before Auction

Date: 05/11/2020

Rooms: 4

Property Type: Townhouse (Res)