

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

3/30 CROOKSTON ROAD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

5/27 PICKETT STREET RESERVOIR VIC 3073

\$600,000

08-Sep-22

4/51 CHEDDAR ROAD RESERVOIR VIC 3073

\$627,500

15-Aug-22

1/119 CHEDDAR ROAD RESERVOIR VIC 3073

\$600,000

17-Jul-22

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 6 months.~~

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5/27 PICKETT STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$600,000** Sold Date **08-Sep-22**
 2 1 1 Distance **0.83km**



4/51 CHEDDAR ROAD RESERVOIR VIC 3073 Sold Price **\$627,500** Sold Date **15-Aug-22**
 2 1 1 Distance **0.84km**



1/119 CHEDDAR ROAD RESERVOIR VIC 3073 Sold Price **\$600,000** Sold Date **17-Jul-22**
 2 1 1 Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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