

3/40 Crawley Street, Reservoir Vic 3073



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/ Flat

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

06/04/2022 - 05/04/2023:

\$555,000

Comparable Properties



1/11 Epstein Street, Reservoir 3073 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$412,000

Method: Private Sale

Date: 03/02/2023

Property Type: Unit

Agent Comments: Comparable accommodation, newly renovated property with courtyard and polished floorboards throughout. Secure garage.



5/46 Chaleyer Street, Reservoir 3073 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$408,000

Method: Auction Sale

Date: 21/12/2022

Property Type: Unit

Agent Comments: Modern construction. Freshly presented brick unit with car port and small back yard.



7/211 Edwardes Street, Reservoir 3073 (VG)

1 Bed 1 Bath 1 Car

Price: \$355,000

Method: Sale

Date: 26/10/2022

Property Type: Strata Unit - Conjoined

Agent Comments: Older style brick building, dated internally with a car space.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/40 Crawley Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$555,000 Unit x Suburb Reservoir

Period - From 06/04/2022 to 05/04/2023 Source REIV

Comparable property sales

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
1/11 Epstein Street, RESERVOIR 3073	\$412,000	03/02/2023
5/46 Chaleyer Street, RESERVOIR 3073	\$408,000	21/12/2022
7/211 Edwardes Street, RESERVOIR 3073	\$355,000	26/10/2022

This Statement of Information was prepared on:

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