

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

36 Crispe Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$840,000 House X Unit Suburb Reservoir

Period - From 01/10/2017 to 31/12/2017 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	106 Malpas St PRESTON 3072	\$880,000	18/12/2017
2	20 Myrtle Gr RESERVOIR 3073	\$865,000	23/09/2017
3	5 Mendip Rd RESERVOIR 3073	\$865,000	23/09/2017

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 December quarter 2017: \$840,000

Comparable Properties



106 Malpas St PRESTON 3072 (VG)

Agent Comments

 2  -  -

Price: \$880,000
Method: Sale
Date: 18/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 480 sqm approx



20 Myrtle Gr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$865,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 550 sqm approx



5 Mendip Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$865,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House
Land Size: 464 sqm approx