

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

47 Lane Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2024

to

31/03/2024

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	77 Cuthbert Rd RESERVOIR 3073	\$821,500	16/03/2024
2	71 Darebin Blvd RESERVOIR 3073	\$810,000	20/03/2024
3	41 Yarra Av RESERVOIR 3073	\$760,000	23/03/2024

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:

15/04/2024 11:26



 3  1  1

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$790,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



77 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$821,500

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 637 sqm approx



71 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$810,000

Method: Private Sale

Date: 20/03/2024

Property Type: House (Res)

Land Size: 743 sqm approx



41 Yarra Av RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$760,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 649 sqm approx