

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

3/76 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2021 to 30/06/2021 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	3/135 Broadway RESERVOIR 3073	\$535,000	21/06/2021
2	2/126 St Vigeons Rd RESERVOIR 3073	\$520,000	07/05/2021
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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: 16/07/2021 17:23



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Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$500,000 - \$540,000
Median Unit Price
June quarter 2021: \$650,000

Comparable Properties



3/135 Broadway RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$535,000
Method: Private Sale
Date: 21/06/2021
Property Type: Townhouse (Res)



2/126 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$520,000
Method: Sold Before Auction
Date: 07/05/2021
Rooms: 4
Property Type: Townhouse (Res)

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.