Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	47 Lane Crescent, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$725,000

Median sale price

Median price	\$950,000	Pro	perty 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

	Address of comparable property		Date of Sale
1	82 Lloyd Av RESERVOIR 3073	\$730,000	09/03/2024
2	1 Dorrington Av RESERVOIR 3073	\$730,000	09/12/2023
3	50 Nisbett St RESERVOIR 3073	\$722,000	21/12/2023

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:	06/06/2024 14:16



Date of sale











Property Type: House (Res) **Land Size:** 636 sqm approx

Agent Comments

Indicative Selling Price \$725,000 Median House Price March quarter 2024: \$950,000

Comparable Properties



82 Lloyd Av RESERVOIR 3073 (REI/VG)

3





Agent Comments

Price: \$730,000 Method: Auction Sale Date: 09/03/2024

Property Type: House (Res) **Land Size:** 556 sqm approx



1 Dorrington Av RESERVOIR 3073 (REI/VG)

-3







Price: \$730,000 Method: Auction Sale Date: 09/12/2023

Rooms: 6

Property Type: House (Res) Land Size: 623.50 sqm approx Agent Comments



50 Nisbett St RESERVOIR 3073 (VG)

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Price: \$722,000 Method: Sale

Date: 21/12/2023 **Property Type:** House (Previously Occupied -

Detached)

Land Size: 590 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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