

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$725,000

### 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	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



 3    1    1

**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)**

Agent Comments

 3    2    4

**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)**

Agent Comments

 3    1    2

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 623.50 sqm approx



**50 Nisbett St RESERVOIR 3073 (VG)**

Agent Comments

 3    -    -

**Price:** \$722,000

**Method:** Sale

**Date:** 21/12/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 590 sqm approx

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