

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

73 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2021

to

31/03/2021

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	2 Cuthbert Rd RESERVOIR 3073	\$975,000	20/03/2021
2			
3			

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:

19/04/2021 12:31

- * Approved plans for 3 Townhouses
- * Working drawings
- * Structural & Civil Engineering drawings
- * Drainage plans
- * Surveyor Engaged
- * Land 737.5m2 (approx).



 3  1  2

Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000

Median House Price

March quarter 2021: \$930,000

Comparable Properties



2 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$975,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 5

Property Type: House (Res)

Land Size: 546 sqm approx

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.