Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	73 Crookston Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$1,000,000

Median sale price

Median price	\$930,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

The second compared to the second control of			2415 51 5415
1	2 Cuthbert Rd RESERVOIR 3073	\$975,000	20/03/2021
2			
3			

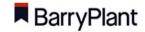
OR

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



Date of sale







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)

1 3 **-** 1 **-**

Price: \$975,000 Method: Auction Sale Date: 20/03/2021 Rooms: 5

Property Type: House (Res) **Land Size:** 546 sqm approx

Agent Comments

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.

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